

**AGENDA**  
**Northport Planning and Zoning Commission**  
**Tuesday, May 10, 2022**

- I. CALL TO ORDER – Chairman**
- II. INVOCATION**
- III. ROLL CALL – Secretary**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES – April 12, 2022**
- VI. VERIFICATION OF PROPER NOTIFICATION – Secretary**
- VII. VERIFICATION OF NO CONFLICT OF INTEREST – Commission Members**
- VIII. INFORMATION AT END OF AGENDA**
- IX. OLD BUSINESS**
- X. NEW BUSINESS**
  - a. **R-22-01 Jay Moyer** – Jay Moyer requests rezoning of approximately .64 acres located at 3808 Highway 43 N from RS-1 (Single Family Residential) to C-3 (General Commercial).
  - b. **R-22-02 Jack Kubiszyn**- JJK Development, LLC requests rezoning of approximately .26 acres located at 2107 10<sup>th</sup> Street and 903 Main Avenue from MFH (Multi-Family Housing) to RCI (Residential/Commercial/Institutional).
  - c. **S-08-22 Resurvey of Lot 2 Jack Kubiszyn**- JJK Development, LLC request Preliminary Plat approval of approximately 1.31 acres located at 2107 10<sup>th</sup> Street and 903 Main Avenue
  - d. **S-06-22 Flatwood Estates** – Waylon Properties, LLC requests Preliminary Plat approval of approximately 5.4 acres located east of Wensa Place with frontage on 36<sup>th</sup> and 37<sup>th</sup> Street
  - e. **S-07-22 600 Dollar Road Addition**- Arthur Lake requests Preliminary Plat approval of approximately 8.69 acres located at 600 Dollar Road
- XI. CITIZEN COMMUNICATIONS**
- XII. DISCUSSION**
- XIII. ADJOURNMENT**

## **Northport Planning and Zoning Commission Meeting Procedures**

- Chairman will call meeting to order and proceed through all opening business (i.e. Roll Call through Verification of No Conflict of Interest)
- Chairman will proceed through each case as follows:
  - Staff will provide an explanation of the case
  - Applicant will be given an opportunity to address the commission
  - Chairman will open public hearing (for those items requiring same)
  - Members of the public wishing to speak will be allowed three (3) minutes each to address the commission.  
NOTE: Large groups may wish to, but are not required to, appoint a spokesperson for the group in which case the Chair may grant them additional time to speak.
  - Chairman will then close the public hearing and give the applicant and/or staff an opportunity to comment on issues brought out during public comment.
  - Chairman will then ask for comments or questions from the members of the Commission.
  - The Commission members may make comments or ask questions of anyone present to clarify issues or provide additional information.
  - Chairman will then call for a motion, and a second on the motion.
    - A motion and second by any member is only a procedure used to bring the matter up for discussion and vote. A member making the motion or second may vote either for or against the matter
  - A roll call vote will be taken and the result of said vote will be announced.
    - Recommendations to the City Council, such as rezonings or annexations, may be approved by a majority of the members present and voting.
    - By Alabama Law, a subdivision matter must receive six (6) affirmative votes
- The above procedure will be followed for each case requiring a public hearing. Items not requiring a public hearing will be discussed amongst the Commission and action taken as is appropriate. (This includes “Other Business”, “Citizens Communication”, etc.)
- Upon completion of all business items the Chairman will call for a motion to adjourn, and conclude the meeting.

**OFFICIAL MINUTES  
NORTHPORT PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, April 12, 2022**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, April 12, 2022, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman James McKinney. Upon roll call the following members were found to be present: Ms. Jamie Dykes, Mr. James McKinney, Mr. David Kemp, Mr. Scott Roland, Mr. Roland Lewis, and Mr. Jason Ward. Absent and failing to vote were Mr. Ernest O'Rourke, Mr. Clay Randolph and Mr. Dale Phillips. Staff present were Julie Ramm, Planning Director, Shaun Patten, Zoning Administrator, Brad Matthews, Senior Engineer, Ron Davis, City Attorney, and Chris Cunningham, Assistant City Attorney.

**Approval of Agenda – Motion by Mr. Lewis** to approve the agenda. **Second by Mr. Kemp.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Roland-Yes; and Mr. Ward-Yes; **Motion Carried.**

**Approval of the Minutes – Motion by Ms. Dykes** to approve the March 8, 2022, minutes. **Second by Mr. Kemp** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes; **Motion Carried.**

**Verification of Proper Notification** - Mrs. Ramm confirmed proper notification was given.

**Verification of No Conflict of Interest** – None

**Information on Back of Agenda** – Chairman McKinney explained the meeting procedures on the back of the agenda.

**OLD BUSINESS**

**NEW BUSINESS**

**S-04-22 Sparks Property Subdivision**

Mrs. Ramm stated Mr. Logan Sparks requests preliminary plat approval of approximately 27.9 acres located at 6112 Charlie Shirley Road. This property has road frontage on US Hwy 69 N and Charlie Shirley Road. The applicant is requesting a wavier from the sidewalk requirement along Charlie Shirley Road.

Chairman McKinney opened the public hearing. There was no public to speak on this item.

Mr. Jimmy Duncan with Duncan and Coker Associates spoke on the behalf of the applicant requesting the waiver of the sidewalks for this petition. He requested to have the sidewalk request voted on separately to avoid having the preliminary plat denied upon the decision on sidewalks.

Brad Matthews stated that Charlie Shirley Road is maintain by the City, but the shoulder conditions are not adequate for sidewalks and the pedestrian traffic is minimal.

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Chairman McKinney requested the sidewalk waiver be voted on separately from the plat.

**Motion by Mr. Lewis** to approve the sidewalk waiver for case S-04-22 Sparks Property Subdivision. **Second by Ms. Dykes.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Roland-Yes; and Mr. Ward-Yes. **Motion Carried.**

**Motion by Ms. Dykes** to approve the preliminary plat approval for case S-04-22 Sparks Property. **Second by Mr. Lewis.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

**XI. CITIZEN COMMUNICATION - None**

**XII. DISCUSSION – None**

**XII. ADJOURNMENT – Motion by Mr. Kemp with a second by Ms. Dykes to adjourn the meeting.  
By voice vote the meeting was adjourned.**

\_\_\_\_\_  
James McKinney, Chairman

ATTEST:

\_\_\_\_\_  
Julie Ramm, Secretary



**City of Northport**  
**Planning and Zoning Commission – May 10, 2022**  
**Staff Report**

**Case:** R-01-22  
**Applicant:** Jay Moyer  
**Request:** Rezoning

Jay Moyer requests rezoning of .64 acres located at 3808 Highway 43 from RS-1 (Single Family Residential) to C-3 (General Commercial).

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

DEADLINE FOR SUBMITTAL IS NOON ON April 12, 22

HEARING DATE 5/10/22

## APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT  
3500 McFarland Blvd., Northport, AL 35476  
(205) 333-3002/FAX (205) 333-3046

PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY



4/4/22  
**RECEIVED**  
mm

Jay Moyer

**APPLICANT NAME**

13800 Rand PKWY

Northport, AL 35475

**ADDRESS**

(205) 792-5136

**DAYTIME TELEPHONE**

(205) 202-8765

**FAX NUMBER**

agent@jaymoyer.com

**EMAIL**

| OFFICE USE ONLY           |              |
|---------------------------|--------------|
| ADDRESS (if applicable):  |              |
| CURRENT ZONING DISTRICT:  |              |
| REQUESTED ZONING DISTRICT |              |
| GROSS SITE AREA           | ac./s.f.     |
| CASE #                    | X-REF CASE # |

**NOTE:**

1. (A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.) If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Billy Reeves

General Location or Address of Subject Property: 3808 HWY 43 N, Northport, AL 35473

Current Use: Residential House

Prior Action(s) on Subject Property: N/A

Describe briefly the proposed use and character of any proposed development: State Farm Insurance Office

If development is proposed on the property, what other approvals from the City are required? \_\_\_\_\_

☐ Subdivision ☐ Site Plan ☐ Conditional Use ☐ Variance

☐ Other: \_\_\_\_\_

Member of Planning Department reviewing this application: \_\_\_\_\_

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☐ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

|                                         |                     |
|-----------------------------------------|---------------------|
| APPLICANT'S SIGNATURE: <u>Jay Moyer</u> | DATE: <u>4/4/22</u> |
| PRINT NAME: <u>Jay Moyer</u>            |                     |

Received: \_\_\_\_\_ Date: \_\_\_\_\_

**RZ**  
Revised 08/12



## City of Northport Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to  
planning@cityofnorthport.org.

I, Billy Reeves, being owner of the property which is the subject of this application  
hereby authorize Jay Moyer, to act as my representative with the City of Northport's  
(Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed  
on the attached application form.

Property Owner Signature: *Billy H. Reeves* Date: 4-1-22

Property Owner Mailing Address: 5607 Cypress View Ln  
Northport, AL 35473  
Phone Number: (205) 242-1679

Authorized Agent Mailing Address: 13800 Randa PKWY  
Northport, AL 35475  
Phone Number: (205) 792-5136

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Amy Baygents, a Notary Public in and for said County and State, hereby certify  
that Billy Reeves, whose name is signed to the foregoing document, and who is known to  
me or acknowledged before me on this day, that being informed of the contents of said document, did  
execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 15<sup>th</sup> day of April, 2022

*Amy Baygents*  
Notary Public

My Commission Expires:

AMY BAYGENTS  
Notary Public, Alabama State at Large  
My Commission Expires Aug. 20, 2023





# City of Northport Planning and Zoning Commission

## Annexation & Rezoning

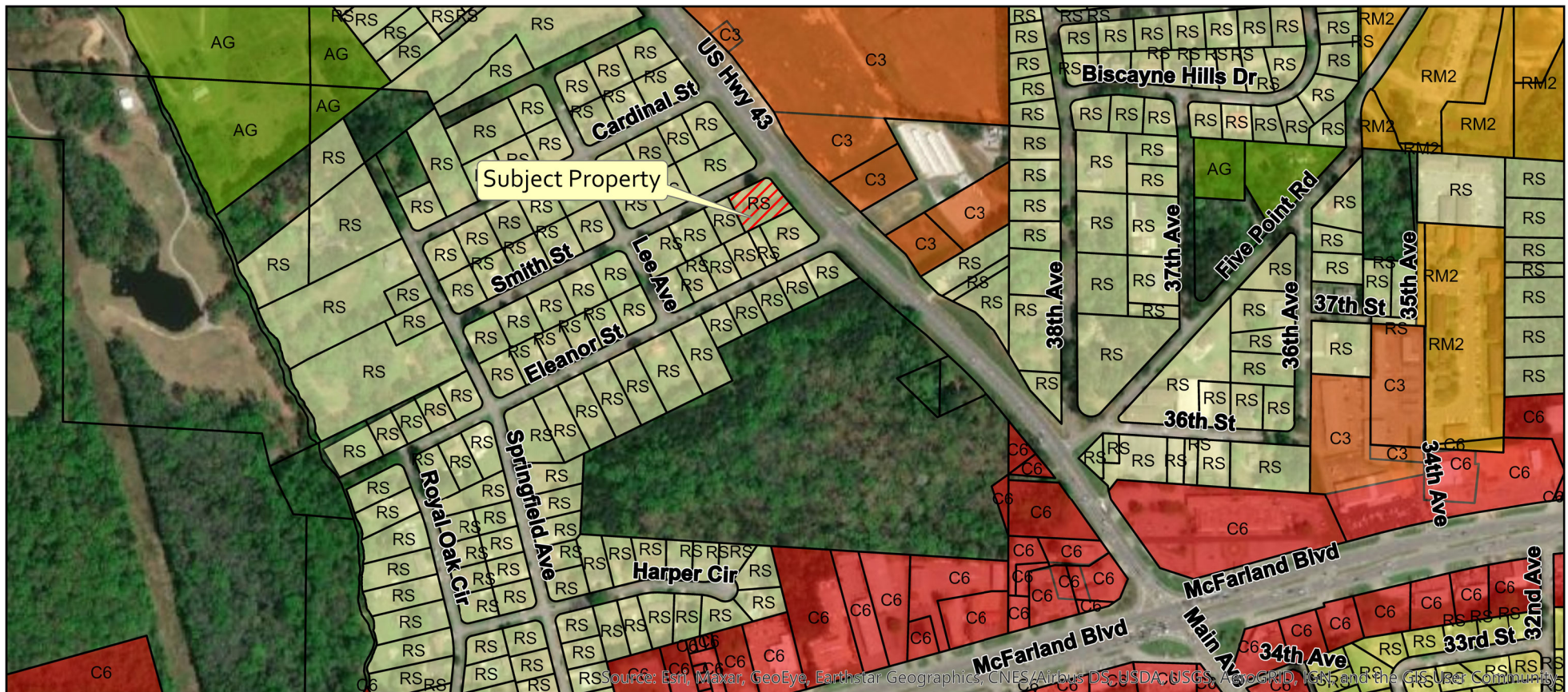
### Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Residential Multi-Family
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Subject Property

0 375 750 1,500 Feet




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 and Zoning Commission – May 10, 2022**  
**Staff Report**

**Case:** R-02-22  
**Applicant:** Jack Kubiszyn  
**Request:** Rezoning

Jack Kubiszyn requests rezoning of .26 acres located at 2107 10<sup>th</sup> Street from MFH (Multi-Family Housing) to RCI (Residential/Commercial/Institutional).

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



DEADLINE FOR SUBMITTAL IS NOON ON 4/12/22

HEARING DATE 5/10/22

## APPLICATION FOR REZONING

### CITY OF NORTHPORT PLANNING DEPARTMENT

3500 McFarland Blvd., Northport, AL 35476

(205) 333-3002/FAX (205) 333-3046

**PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY**

JJK Development LLC

APPLICANT NAME

1203 Dublin Circle

Tuscaloosa, AL 35406

ADDRESS

205-657-3900

DAYTIME TELEPHONE

FAX NUMBER

jackkubiszynagency@gmail.com

EMAIL

OFFICE USE ONLY

ADDRESS (if applicable):

CURRENT ZONING DISTRICT: MHI

REQUESTED ZONING DISTRICT RC1

GROSS SITE AREA

ac./s.f.

CASE R22-2

X-REF CASE #

NOTE:

1. (A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.) If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Jack Kubiszyn

General Location or Address of Subject Property: 2107 10th Street & 903 Main Avenue

Current Use: Commercial and Residential

Prior Action(s) on Subject Property: None

Describe briefly the proposed use and character of any proposed development: Residential & Commercial Building

If development is proposed on the property, what other approvals from the City are required? \_\_\_\_\_

☒ Subdivision ☒ Site Plan ☐ Conditional Use ☐ Variance

☒ Other LDP

Member of Planning Department reviewing this application: \_\_\_\_\_

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☐ APO List

*I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.*

APPLICANT'S SIGNATURE: [Signature]

DATE: 04/11/2022

PRINT NAME: AL CARANISS

Received: \_\_\_\_\_ Date: \_\_\_\_\_

**RZ**

Revised 08/12

# City of Northport Planning and Zoning Commission

## Annexation & Rezoning

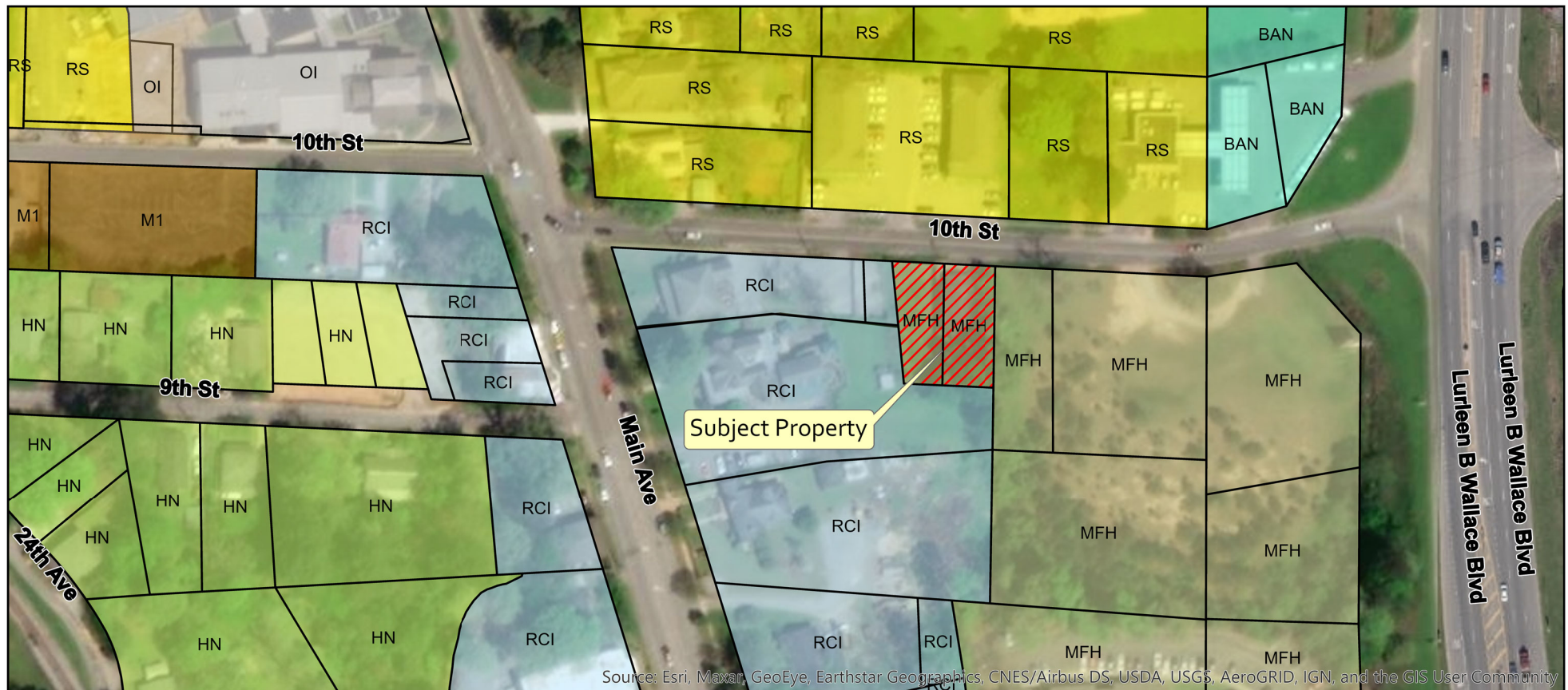
### Zoning

-  Bridge Avenue North
-  Historic Neighborhood
-  Light Industrial
-  Multi-Family Housing
-  Office and Institutional
-  Residential/Commercial/Institutional
-  Residential Single-Family - 3
-  Subject Property

0 100 200 400 Feet



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**City of Northport**  
**Planning and Zoning Commission – May 10, 2022**  
**Staff Report**

**Case:** S-08-22  
**Applicant:** Jack Kubiszyn  
**Request:** Preliminary Plat

Jack Kubiszyn is requesting preliminary plat approval for the Resurvey of Lot 2 Jack Kubiszyn Subdivision located at 2107 10<sup>th</sup> Street and 903 Main Avenue. The plat will remove the existing interior lot lines. There are no waiver requests for this petition.

Approval of this agenda item will require six affirmative votes of the Commission.



New Submission ☒Re-Submission ☐

Date of first submission:

4 / 12 / 2022

City of Northport

## Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: 5 / 10 / 2022

Deadline: 4 / 12 / 2022

Application Submitted: 4 / 12 / 2022

Name of Subdivision: Resurvey of Lot 2 Kubiszyn Subdivision

Name of Applicant: JJK Development LLC

Phone: 205-657-3900

Name of Owner: Jack Kubiszyn

Phone: 20-657-3900

Address: 1203 Dublin Circle Tuscaloosa, AL 35406

Engineer: Cabiniss Engineering, INC.

Phone: 205-758-9032

Address: P.O. Box 020440 Tuscaloosa, AL 35402

Email: acabaniss@cabanisseng.com

Surveyor: Cabiniss Engineering, INC.

Phone: 205-758-9032

Address: P.O. Box 020440 Tuscaloosa, AL 35402

Email: acabaniss@cabanisseng.com

In City Limits? Yes ☒  
No ☐

Current Zoning: RCI &amp; MFH Proposed Zoning: RCI Total Acreage: 1.31 Total Lots: 1

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 11 / 09 / 2021 Required, unless expressly waived by Planning Director

Is this part of a master plan? Yes ☐  
No ☒ Name and date of most recent approved master plan: NAIs this design in substantial compliance with approved master plan? Yes ☐  
No ☒ NA

Describe the Location of Property to be Subdivided:

2107 10th Street and 903 Main Avenue

Will any waivers be requested? Yes ☐  
No ☒

If yes, list them here and attach documentation explaining reason for request.

Waivers:

\*\*All of the above information has been completed or marked "N/A." Initial \_\_\_\_\_\*\*

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of complete and correct plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.

\*\*It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

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:

Date: 04 / 12 / 2022

Please contact the Planning Department at 205-339-7000 with any questions.



New Submission ☒Re-Submission ☐

Date of first submission:

4 / 12 / 2022

## City of Northport

## Preliminary Plat Application and Checklist

Name of Subdivision: Resurvey of Lot 2 Kubiszyn SubdivisionName of Applicant: JJK Development LLCPhone: 205-657-3900

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations.**

**This checklist is provided as an aid in the process.**

- ☒ Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
- ☒ Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
- ☒ Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
- ☒ Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
- ☒ Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
- ☒ Rights-of-way, easements, alleys, location and proposed widths.
- ☐ Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
- ☒ Any pertinent topographic features existing on the site.
- ☒ Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
- ☐ Location and dimensions of existing storm and sanitary sewers, and water lines.
- ☒ A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
- ☒ A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
- ☒ Width of all proposed paving in the proposed project from back to back of curb.
- ☒ Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
- ☒ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
- NA The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
- ☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
- NA Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
- ☒ Location of proposed sidewalks.
- NA If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
- NA Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
- ☒ This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Additional Required Items for Submission:

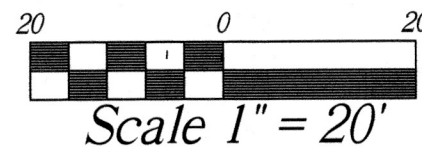
- ☒ Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
- ☒ Electronic copy of plat (PDF; may be submitted via CD or emailed)
- ☒ Designation of Agent form (if applicable)
- ☒ Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
- ☒ Fees (\$250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: \_\_\_\_\_

Date: 04 / 12 / 2022





LEGEND

- IRON PIN FOUND(SIZE)
- 1/2" IRON PIN SET
- ▣ CONCRETE
- UTILITY POLE
- UTILITY POLE W/ GUY
- NOT TO SCALE
- CONCRETE MONUMENT FOUND
- WOODEN FENCE
- OTHER FENCE
- ⊗ EXISTING MANHOLE
- EXISTING SANITARY SEWER
- ⊗ FIRE HYDRANT
- ⊗ POWER METER
- ⊗ TELEPHONE BOX
- ⊗ UTILITY BOX
- (s) SURVEY DIMENSION
- (p) PLAT DIMENSION
- (d) DEED DIMENSION
- DB DEED BOOK
- PB PLAT BOOK
- Pp PAGE
- ROW RIGHT-OF-WAY
- MBL MINIMUM BLDG LINE
- CHAIN LINK FENCE
- △ POINT NOT MONUMENTED
- ⊗ WATER METER
- ⊗ LIGHT POLE
- UNDERGROUND POWER
- OVERHEAD POWER



Lifestyle Mortgage LLC  
902 Main Avenue  
Northport, AL 35476  
Deed Book 2007, Page 11789

Peter Gerkin  
320 Riverdale Drive  
Tuscaloosa, AL 35406  
Deed Book 2005, Page 12862

Blue Moon Properties  
538 Park Avenue  
Birmingham, AL 35226  
Deed Book 2010, Page 2121

Main Avenue  
30' R.O.W.

Lot 1  
Kubiszyn Subdivision  
Plat Book 2011, Page 119  
  
Shirley Place Foundation Inc.  
911 Main Avenue  
Northport, AL 35476  
Deed Book 2015, Page 17543

IJK Development LLC  
1203 Dublin Circle  
Tuscaloosa, AL 35406  
Deed Book 2017, Page 14287

Lot 2  
Kubiszyn Subdivision  
Plat Book 2011, Page 119  
1.31 Acres

Brilliant Coal Company, LLC  
803 Main Avenue  
Northport, AL 35476  
Deed Book 2011, Page 3468

Hillcrest Investments LLC  
P. O. Box 2267  
Tuscaloosa, AL 35403  
Deed Book 2018, Page 18232

Horizontal Control Based on GNSS Coordinates

10th Street  
50' R.O.W.

Zoned RCI  
  
Jack J Kubiszyn  
1203 Dublin Circle  
Tuscaloosa, AL 35406  
Deed Book 2011, Page 19486

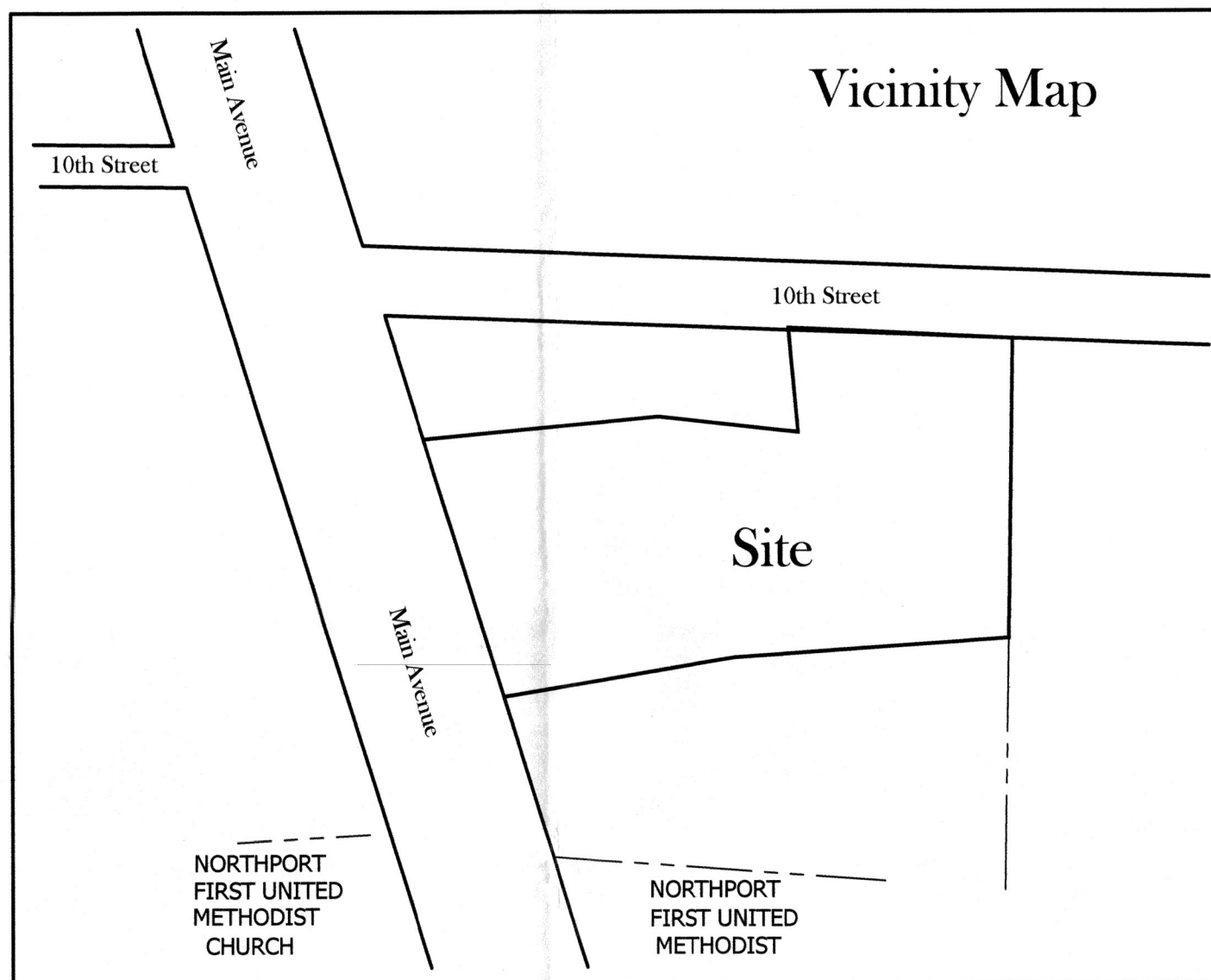
Jack J Kubiszyn  
1203 Dublin Circle  
Tuscaloosa, AL 35406  
Deed Book 2011, Page 14342

Jack Kubiszyn  
1203 Dublin Circle  
Tuscaloosa, AL 35406  
Deed Book 2021, Page 5769

Melvin Sellers  
4700 Leeward Avenue  
Northport, AL 35473  
Deed Book 1997, Page 487

Melvin Sellers  
4700 Leeward Avenue  
Northport, AL 35473  
Deed Book 2009, Page 8238

Vicinity Map



Site

Owner/Developer:  
IJK Development, LLC  
1203 Dublin Circle  
Tuscaloosa, AL 35406

Engineer/Land Surveyor:  
Cabaniss Engineering, Inc.  
P.O. Box 020440  
Tuscaloosa, AL 35402

- Notes:
- Total Area to be subdivided: 1.31 acres  
Area of Lots: 1.31 acres  
Area of Street Rights-of-Way: 0.00 acres  
Total Area under control of the Owner/Developer: 1.31 acres  
Acreage Remaining after this Development: 0.00 acres
  - This property is currently zoned RCI and MFH. The Developer is presenting a Re-Zoning Request concurrently with this Preliminary Subdivision Plat Request. The Developer requests RCI zoning.  
Front Yard Setback = 20' Unless Otherwise Noted  
Side Yard Setback = 5' & 5'  
Rear Yard Setback = 25'
  - This property is located in the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
  - This property is NOT located in a Special Flood Hazard Area.
  - Contours shown are from Tuscaloosa County data base; the benchmark used would be the Vertical Control established for Tuscaloosa County Aerial Topography.

SOURCES OF TITLE:  
D.B. 2011, PG. 14342  
D.B. 2011, PG. 19486  
D.B. 2017, PG. 14287  
D.B. 2021, PG. 5769

Preliminary Lot Consolidation Boundary Survey Plat

Lot Consolidation & Re-Zoning Survey  
Re-Survey of Lot 2 Kubiszyn Subdivision  
2107 10th Street  
Northport, Alabama

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CABANISS ENGINEERING, INC.

Cabaniss Engineering Inc.  
Professional Engineers and Land Surveyors  
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140  
P. O. Box 020440 Tuscaloosa Alabama

JOB NO:  
21-10-001  
DATE OF SURVEY:  
10/22/2021  
FB/PG:  
336/  
FILE NAME:  
2110001.DWG  
DATE:  
04/11/2022

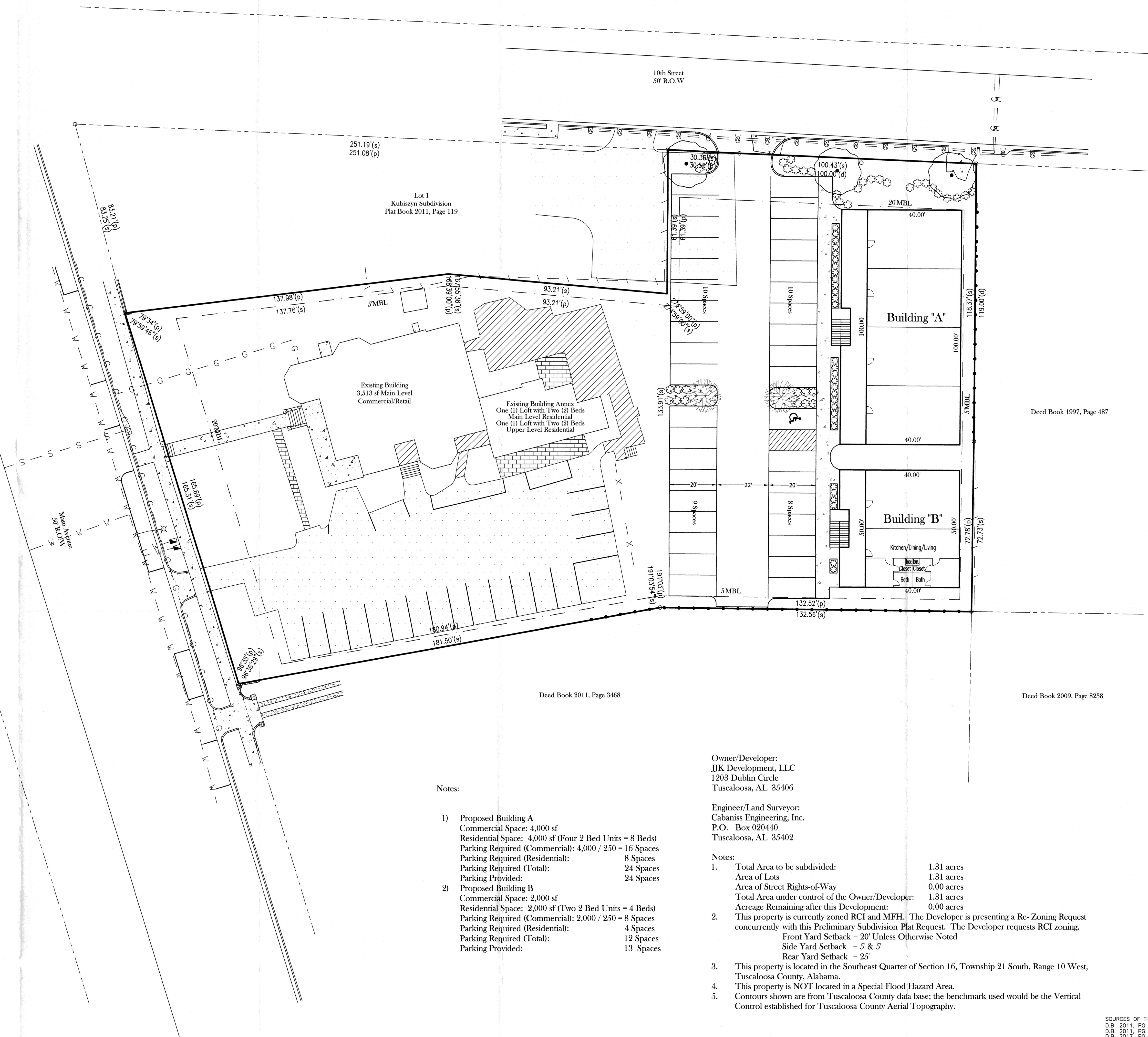
SCALE:  
1" = 20'  
DWN/CHK BY:  
THS/AJC  
REVISION:  
SHEET: 1 of 2



20 0 20  
Scale 1" = 20'

LEGEND

- |                             |                        |
|-----------------------------|------------------------|
| ○ IRON PIN FOUND(SIZE)      | (s) SURVEY DIMENSION   |
| ● 1/2" IRON PIN SET         | (p) PLAT DIMENSION     |
| ▢ CONCRETE                  | (d) DEED DIMENSION     |
| ○ UTILITY POLE              | DB DEED BOOK           |
| ○ UTILITY POLE W/ GUY       | PB PLAT BOOK           |
| --- NOT TO SCALE            | Pd PAGE                |
| ○ CONCRETE MONUMENT FOUND   | ROW RIGHT-OF-WAY       |
| --- WOODEN FENCE            | MBL MINIMUM BLDG LINE  |
| --- OTHER FENCE             | --- CHAIN LINK FENCE   |
| ⊙ EXISTING MANHOLE          | △ POINT NOT MONUMENTED |
| --- EXISTING SANITARY SEWER | ■ WATER METER          |
| --- FIRE HYDRANT            | ⊕ LIGHT POLE           |
| ⊕ POWER METER               | --- UNDERGROUND POWER  |
| ⊕ TELEPHONE BOX             | --- OVERHEAD POWER     |
| ⊕ UTILITY BOX               |                        |



Notes:

- 1) Proposed Building A  
Commercial Space: 4,000 sf  
Residential Space: 4,000 sf (Four 2 Bed Units = 8 Beds)  
Parking Required (Commercial): 4,000 / 250 = 16 Spaces  
Parking Required (Residential): 8 Spaces  
Parking Required (Total): 24 Spaces  
Parking Provided: 24 Spaces
- 2) Proposed Building B  
Commercial Space: 2,000 sf  
Residential Space: 2,000 sf (Two 2 Bed Units = 4 Beds)  
Parking Required (Commercial): 2,000 / 250 = 8 Spaces  
Parking Required (Residential): 4 Spaces  
Parking Required (Total): 12 Spaces  
Parking Provided: 13 Spaces

Owner/Developer:  
JJK Development, LLC  
1203 Dublin Circle  
Tuscaloosa, AL 35406

Engineer/Land Surveyor:  
Cabaniss Engineering, Inc.  
P.O. Box 020440  
Tuscaloosa, AL 35402

Notes:

1. Total Area to be subdivided: 1.31 acres  
Area of Lots: 1.31 acres  
Area of Street Rights-of-Way: 0.00 acres  
Total Area under control of the Owner/Developer: 1.31 acres  
Acreage Remaining after this Development: 0.00 acres
2. This property is currently zoned RCI and MFH. The Developer is presenting a Re-Zoning Request concurrently with this Preliminary Subdivision Plat Request. The Developer requests RCI zoning.  
Front Yard Setback = 20' Unless Otherwise Noted  
Side Yard Setback = 5' & 5'  
Rear Yard Setback = 25'
3. This property is located in the Southeast Quarter of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
4. This property is NOT located in a Special Flood Hazard Area.
5. Contours shown are from Tuscaloosa County data base; the benchmark used would be the Vertical Control established for Tuscaloosa County Aerial Topography.

SOURCES OF TITLE:  
D.B. 2011, PG. 14342  
D.B. 2011, PG. 19486  
D.B. 2017, PG. 14287  
D.B. 2021, PG. 5769

Proposed Site Plan

Lot Consolidation & Re-Zoning Survey  
Re-Survey of Lot 2 Kubiszyn Subdivision  
2107 10th Street  
Northport, Alabama

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Cabaniss Engineering Inc.  
Professional Engineers and Land Surveyors  
Court House Plaza 600 Lurleen Wallace Boulevard South Suite 140  
P. O. Box 020440 Tuscaloosa Alabama

JOB NO:  
21-10-001  
DATE OF SURVEY:  
10/22/2021  
FS/PG:  
336/  
FILE NAME:  
2110001.DWG  
DATE:  
04/11/2022

SCALE:  
1" = 20'  
DWN/CHK BY:  
THS/AJC  
REVISION:

SHEET: 2 of 2



**City of Northport**  
**Planning and Zoning Commission – May 10, 2022**  
**Staff Report**

**Case:** S-06-22

**Applicant:** Waylon Properties, LLC

**Request:** Preliminary Plat

Waylon Properties, LLC is requesting preliminary plat approval for Flatwoods Estates Subdivision located east of Wensa Place. The subdivision consists of two lots with frontage on 36<sup>th</sup> and 37<sup>th</sup> Street. The total acreage is 5.4 acres. The petitioner is requesting a waiver to pay into the Sidewalk Trust Fund instead of constructing sidewalks along 37<sup>th</sup> Street.

Approval of this agenda item will require six affirmative votes of the Commission.

New Submission ☐

Re-Submission ☐

Date of first submission: \_\_\_\_\_

City of Northport

**Preliminary Plat Application and Checklist**

Page 1 of 2

Date of Plng Comm Mtg: 5, 10, 22

Deadline: 4, 12, 22

Application Submitted: 4, 11, 22

Name of Subdivision: Flatwoods Estates

Name of Applicant: Waylon Properties, LLC

Phone: 205-523-3506

Name of Owner: Jeremy Wyatt

Phone: 205-523-3506

Address: 2308 4th Street Tuscaloosa, AL 35401

Engineer: Duncan Coker Associates, P.C.

Phone: 205-561-0808

Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406

Email: jduncan@duncancoker.com

Surveyor: Duncan Coker Associates, P.C.

Phone: 205-561-0808

Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406

Email: jduncan@duncancoker.com

In City Limits? Yes ☒  
No ☐

Current Zoning: RS-1

Proposed Zoning: RS-1

Total Acreage: 5.4 ac. +/- Total Lots: 2

*Any rezoning requests must be accompanied by appropriate application*

Date of Predesign/Pre-application Meeting: 4 / 6 / 22

*Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☐  
No ☒

Name and date of most recent approved master plan: \_\_\_\_\_

Is this design in substantial compliance with approved master plan? Yes ☐  
No ☐

Describe the Location of Property to be Subdivided:

East of Wensa Place with frontage on 36th Street and 37th Street

Will any waivers be requested? Yes ☐  
No ☒

If yes, list them here and attach documentation explaining reason for request.

Waivers:

Sidewalks with "fee-in-lieu"

**\*\*All of the above information has been completed or marked "N/A." Initial JW \*\***

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of *complete and correct* plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.

**\*\*It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.**

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: \_\_\_\_\_

Date: 4, 11, 22

Please contact the Planning Department at 205-339-7000 with any questions.

New Submission ☐Re-Submission ☐

Date of first submission:

\_\_\_\_/\_\_\_\_/\_\_\_\_

## City of Northport

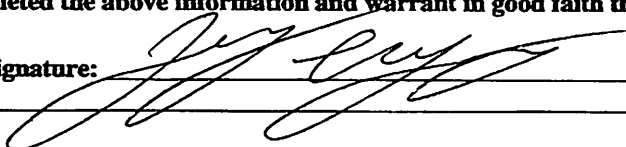
## Preliminary Plat Application and Checklist

Name of Subdivision: Flatwoods EstatesName of Applicant: Waylon Properties, LLCPhone: 205-523-3506

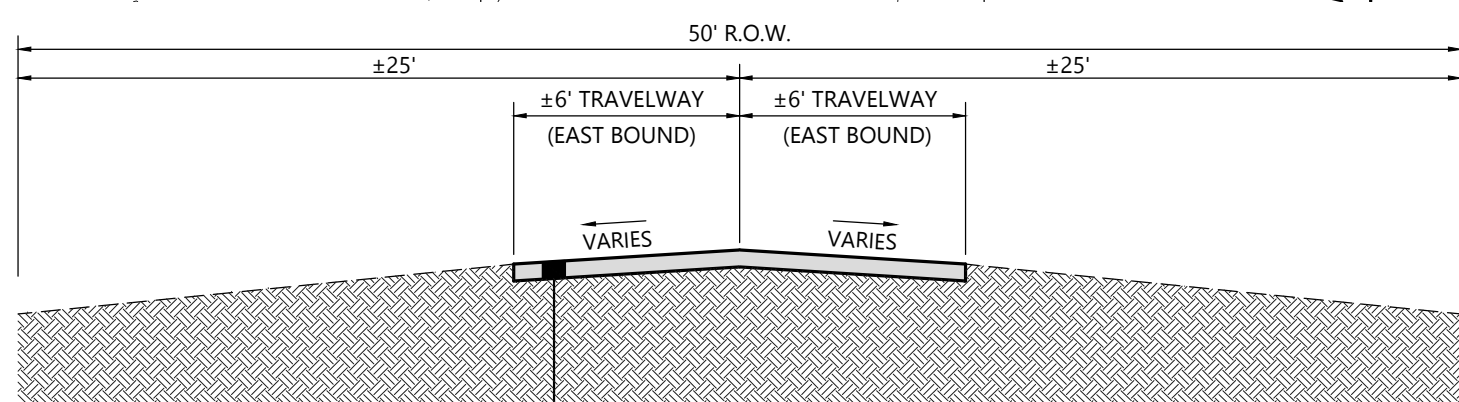
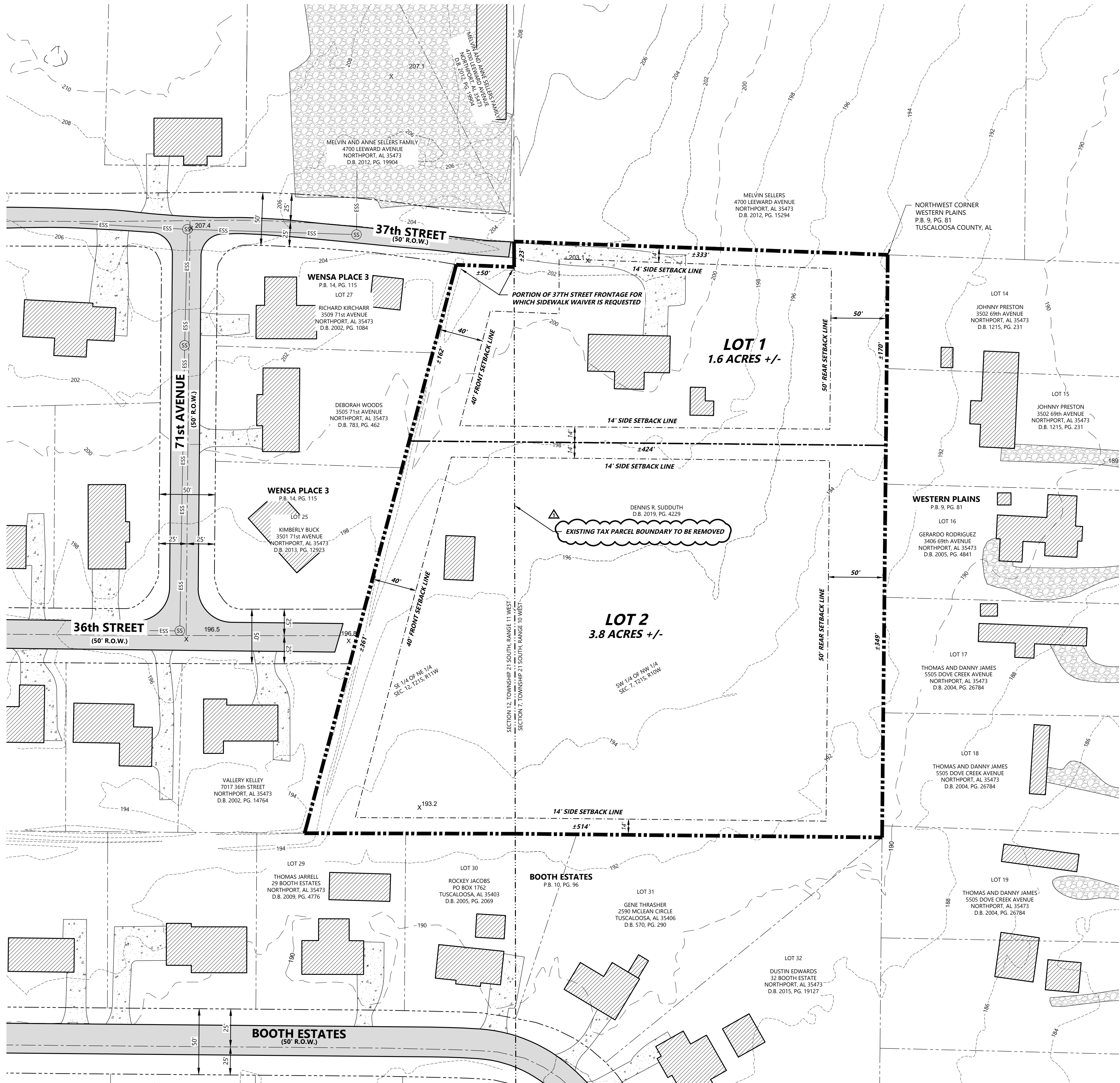
All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations. This checklist is provided as an aid in the process.**

- ☒ Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
  - ☒ Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
  - ☒ Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
  - ☒ Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
  - ☒ Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
  - ☒ Rights-of-way, easements, alleys, location and proposed widths.
  - ☒ Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
  - ☒ Any pertinent topographic features existing on the site.
  - ☒ Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
  - ☒ Location and dimensions of existing storm and sanitary sewers, and water lines.
  - ☒ A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
  - ☒ A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
  - ☒ Width of all proposed paving in the proposed project from back to back of curb.
  - ☒ Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
  - ☒ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
  - ☒ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
  - ☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
  - ☒ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
  - ☒ Location of proposed sidewalks.
  - ☒ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
  - ☒ Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
  - ☒ This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations
- Additional Required Items for Submission:
- ☒ Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
  - ☒ Electronic copy of plat (PDF; may be submitted via CD or emailed)
  - ☒ Designation of Agent form (if applicable)
  - ☒ Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
  - ☒ Fees (\$250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

I have completed the above information and warrant in good faith that it is correct and complete.

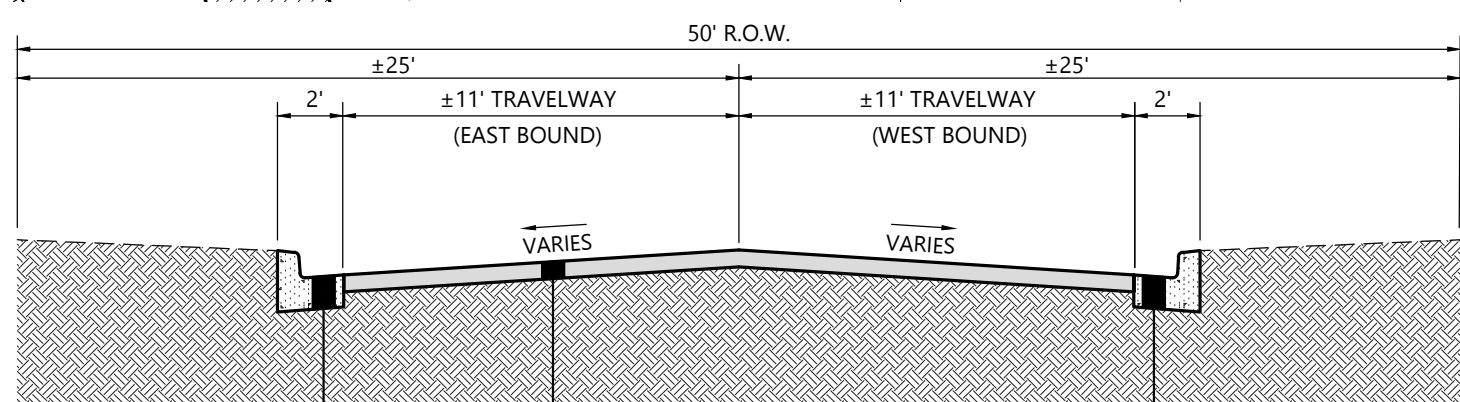
Applicant Signature: Date: 4.11.22





IN PLACE: EXISTING ROADWAY  
EXISTING STREET SECTION - 37th STREET

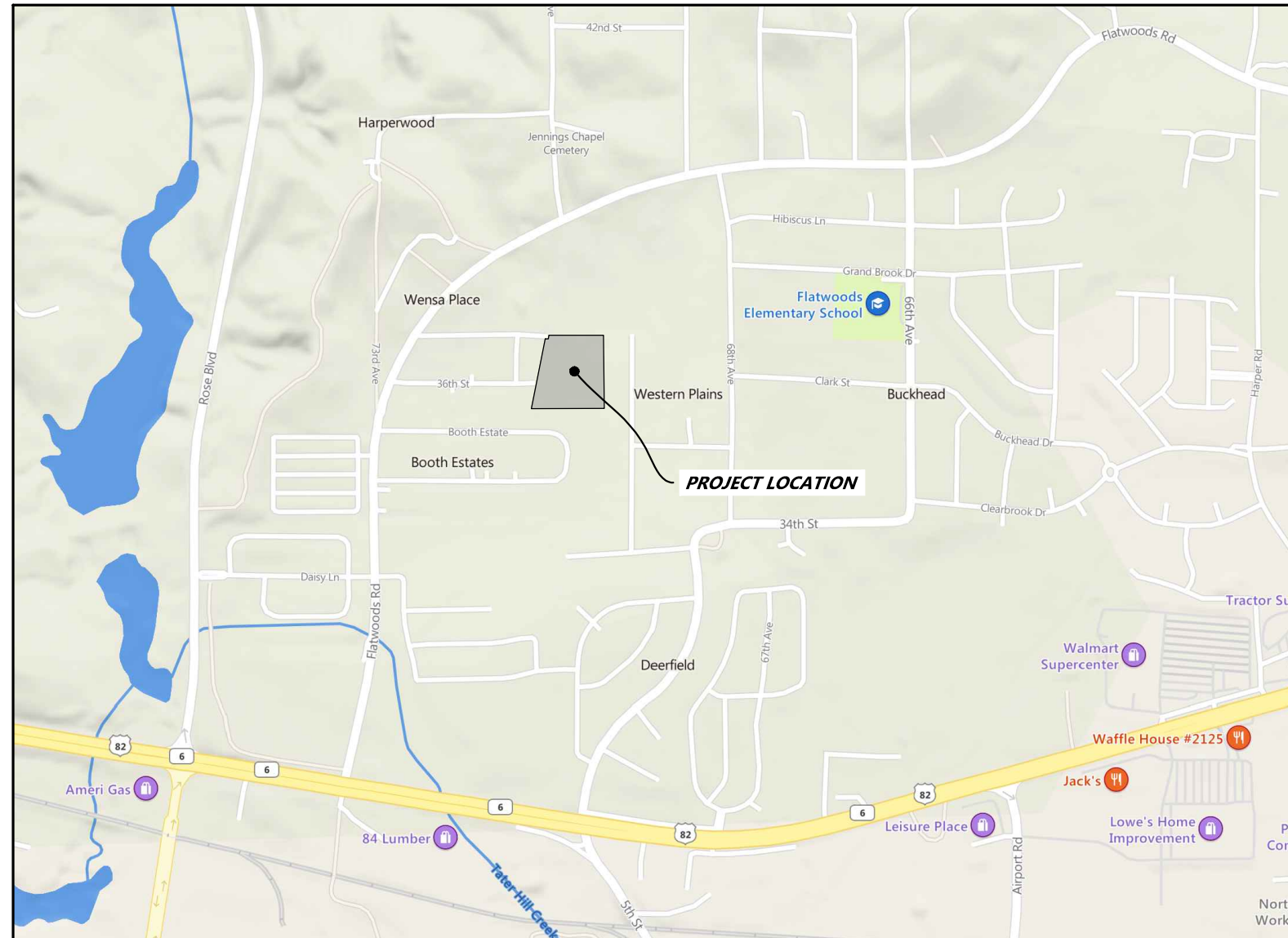
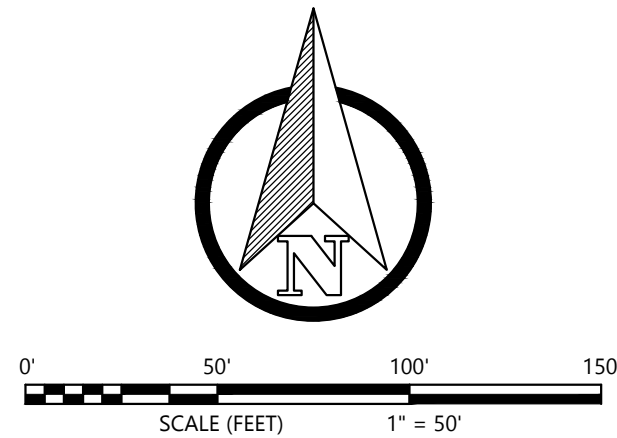
\*\* NO IMPROVEMENTS PROPOSED



IN PLACE: EXISTING ROADWAY  
IN PLACE: EXISTING COMBINATION CURB AND GUTTER  
EXISTING STREET SECTION - 36th STREET

\*\* NO IMPROVEMENTS PROPOSED

| SYMBOLS LEGEND |                                          |
|----------------|------------------------------------------|
| ---            | EXISTING CONTOUR LINE (10 FOOT INTERVAL) |
| ---            | EXISTING CONTOUR LINE (2 FOOT INTERVAL)  |
| ---            | EXISTING SANITARY SEWER                  |
| ---            | EXISTING STORM SEWER                     |
| ---            | EXISTING CITY OF NORTHPORT WATER MAIN    |
| ---            | EXISTING SANITARY SEWER MANHOLE          |
| ---            | EXISTING STORM DRAIN MANHOLE             |
| ---            | EXISTING RIGHT-OF-WAY LINE               |
| ---            | PROPOSED LOT LINE                        |
| ---            | PROPOSED SETBACK LINE                    |
| P.B.           | PLAT BOOK                                |
| D.B.           | DEED BOOK                                |
| PG.            | PAGE                                     |
| ---            | EXISTING ASPHALT SURFACE                 |
| ---            | EXISTING CONCRETE SURFACE                |



VICINITY MAP  
NOT TO SCALE

DEVELOPER/APPLICANT: WAYLON PROPERTIES, LLC  
2308 4TH STREET  
TUSCALOOSA, AL 35401

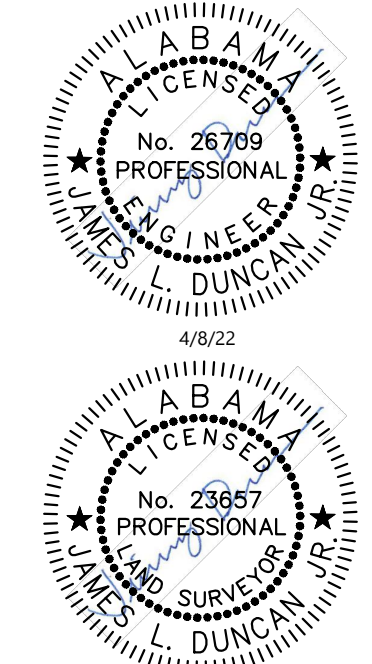
OWNER: JEREMY WYATT  
2308 4TH STREET  
TUSCALOOSA, AL 35401

SURVEYOR: JAMES DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)  
DUNCAN COKER ASSOCIATES, P.C.  
302 MERCHANTS WALK, SUITE 250  
TUSCALOOSA, AL 35406

- NOTES:
- PROPERTY TO BE SUBDIVIDED = 5.4 AC ±  
TOTAL PROPERTY UNDER CONTROL OF THE OWNER = 5.4 AC ±
  - THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF NORTHPORT CORPORATE LIMITS AND IS ZONED "RS-1".
  - PROPERTY TO BE SERVED BY CITY OF NORTHPORT WATER AND SEWER, LOT 1 HAS AN EXISTING CONNECTION TO THE SEWER IN 37TH STREET AND LOT 2 WILL BE SERVED BY A PRIVATE GRINDER PUMP AND (FORCE MAIN) LATERAL CONNECTED TO THE EXISTING MANHOLE AT THE INTERSECTION OF 36TH STREET AND 71ST AVENUE.
  - ALL OF THE PROPOSED SUBDIVISION, AND PROPERTY IMMEDIATELY ADJACENT TO, IS LOCATED IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AS PER FEMA FLOOD MAP NO. 01125C0482G, EFFECTIVE DATE 1/16/14.
  - THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.
  - THE SUBJECT PROPERTY IS LOCATED IN THE NE 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 10 WEST AND THE NW 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
  - SOURCE OF TITLE: DB 2022, PG 7593.
  - THIS PLAT IS COMPLIANT WITH ALL APPLICABLE REQUIREMENTS FOR PRELIMINARY PLATS AS PER THE NORTHPORT SUBDIVISION REGULATIONS.

WAIVER REQUEST:

1. SIDEWALK CONSTRUCTION: THE DEVELOPER REQUESTS A "FEE-IN-LIEU" WAIVER FROM THE REQUIREMENT TO CONSTRUCT SIDEWALKS ALONG THE ROADWAY FRONTAGE OF 37TH STREET. SEE WAIVER REQUEST FORM INCLUDED WITH THIS APPLICATION. THIS PROJECT MEETS THE REQUIREMENTS OF ZONING ORDINANCE SEC. 614 SECTION A ("FEE-IN-LIEU OF SIDEWALKS") AS THE SITE DOES NOT LIE ON A PRIORITY PEDESTRIAN CORRIDOR, THERE ARE LESS THAN FIVE LOTS PROPOSED, AND THERE ARE NO SIDEWALKS ON THE ADJOINING PROPERTY.



**DUNCAN COKER ASSOCIATES**

CIVIL ENGINEERING ■ SURVEYING ■ PLANNING

302 MERCHANTS WALK, SUITE 250  
TUSCALOOSA, AL 35406  
205-561-0908  
WWW.DUNCANCOKER.COM

**FLATWOODS ESTATES**

PART OF THE NE 1/4 OF SECTION 12 AND  
THE NW 1/4 OF SECTION 7,  
TOWNSHIP 21 SOUTH, RANGE 10 WEST  
TUSCALOOSA COUNTY, ALABAMA

**PRELIMINARY  
SUBDIVISION PLAT**

| NO.                                                                      | DATE    | DESCRIPTION                     |
|--------------------------------------------------------------------------|---------|---------------------------------|
| 1                                                                        | 4/22/22 | MISC. REVISIONS PER CITY REVIEW |
| DRAWN BY: S.W.T.<br>CHECKED BY: R.W.M.<br>FILE NAME: FlatwoodsSub_Prelim |         |                                 |
| PROJECT NUMBER: 22-67                                                    |         |                                 |

SHEET NO.  
**C100**



## **SUBDIVISION WAIVER REQUEST**

Project: Flatwood Estates

Date: April 11, 2022

### **Sidewalk Construction**

The developer requests a "Fee-In-Lieu" waiver from the requirement to construct sidewalks along the roadway frontage of 37<sup>th</sup> Street. See waiver request form included with this application. This project meets the requirements of zoning ordinance SEC. 614 Section A ("Fee-In-Lieu of sidewalks"), as the site does not lie on a priority pedestrian corridor, there are less than five lots proposed, and there are no sidewalks on the adjoining property.

**City of Northport**  
**Planning and Zoning Commission – May 10, 2022**  
**Staff Report**

**Case:** S-07-22  
**Applicant:** Arthur Lake  
**Request:** Preliminary Plat

Arthur Lake is requesting preliminary plat approval for Dollar Road Addition Subdivision located at 600 Dollar Road. The subdivision consists of two lots with frontage on Dollar Road, Hunter Creek Lane, and Turtle Bay Circle. The total acreage is 8.69 acres. The petitioner is requesting the following waivers:

Sidewalks  
Half-street improvements

The petitioner has requested a complete waiver from the sidewalk requirement. However, the petitioner's surveyor has been informed the only sidewalk waiver that can be granted by the Commission is a payment into the Sidewalk Trust Fund.

Approval of this agenda item will require six affirmative votes of the Commission.



PPA 22- 000005

New Submission ☒Re-Submission ☐

Date of first submission: \_\_\_\_\_

City of Northport

**Preliminary Plat Application and Checklist**Date of Plng Comm Mtg: 05 / 10 / 2022Deadline: 4 / 12 / 2022Application Submitted: 4 / 12 / 2022Name of Subdivision: DOLLAR ROAD ADDITIONName of Applicant: ARTHUR LAKEPhone: 205-886-8586Name of Owner: ARTHUR LAKEPhone: 205-886-8586Address: 600 DOLLAR ROAD, NORTHPORT, AL 35473

Engineer: \_\_\_\_\_

Phone: \_\_\_\_\_

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

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

Surveyor: KEVIN HINKLEPhone: 205-454-6270Address: 203 HARGROVE ROAD E, TUSCALOOSA, AL 35406Email: KEVIN@MHISURVEY.COMIn City Limits? Yes ☐  
No ☒Current Zoning: R1

Proposed Zoning: \_\_\_\_\_

Total Acreage: 8.69Total Lots: 2*Any rezoning requests must be accompanied by appropriate application*Date of Predesign/Pre-application Meeting: 04 / 05 / 2022*Required, unless expressly waived by Planning Director*Is this part of a master plan? Yes ☐  
No ☒

Name and date of most recent approved master plan: \_\_\_\_\_

Is this design in substantial compliance with approved master plan? Yes ☐  
No ☐

Describe the Location of Property to be Subdivided:

600 DOLLAR ROAD - APPROXIMATE 8.7 ACRES DIVIDING TWO RESIDENCESWill any waivers be requested? Yes ☒  
No ☐

If yes, list them here and attach documentation explaining reason for request.

Waivers:

HALF STREET IMPROVMENTS AND SIDEWALKS**\*\*All of the above information has been completed or marked "N/A." Initial \_\_\_\_\_\*\***

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of *complete and correct* plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.

**\*\*It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.**

**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: \_\_\_\_\_

Date: 4 / 12 / 2022

Please contact the Planning Department at 205-339-7000 with any questions.



New Submission ☒Re-Submission ☐

Date of first submission:

City of Northport

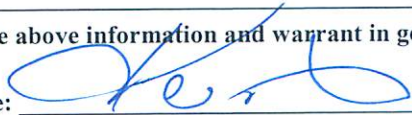
**Preliminary Plat Application and Checklist**Name of Subdivision: DOLLAR ROAD ADDITIONName of Applicant: ARTHUR LAKEPhone: 205-886-8586

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations.**

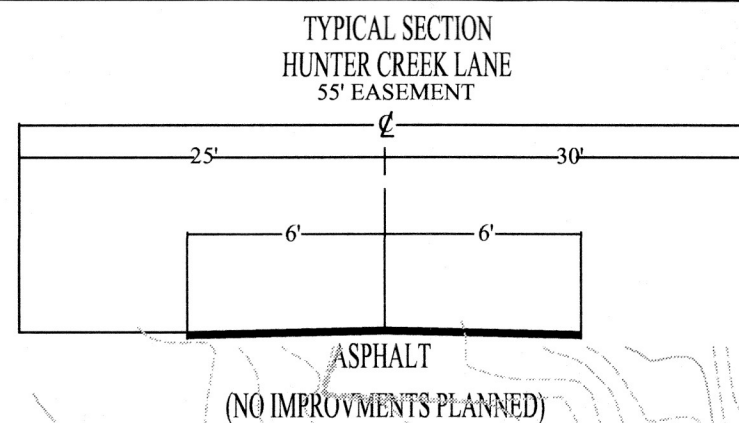
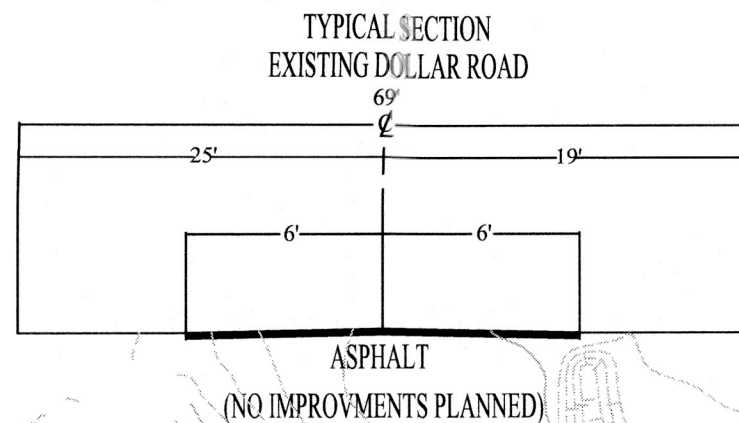
**This checklist is provided as an aid in the process.**

- ☒ Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
  - ☒ Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
  - ☒ Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
  - ☒ Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
  - ☒ Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
  - ☒ Rights-of-way, easements, alleys, location and proposed widths.
  - ☒ Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
  - ☒ Any pertinent topographic features existing on the site.
  - ☒ Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
  - ☒ Location and dimensions of existing storm and sanitary sewers, and water lines.
  - ☒ A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
  - ☒ A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
  - ☒ Width of all proposed paving in the proposed project from back to back of curb.
  - ☒ Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
  - ☒ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
  - ☒ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
  - ☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
  - ☒ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
  - ☒ Location of proposed sidewalks.
  - ☒ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
  - ☒ Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
  - ☒ This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations
- Additional Required Items for Submission:
- ☒ Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
  - ☒ Electronic copy of plat (PDF; may be submitted via CD or emailed)
  - ☒ Designation of Agent form (if applicable)
  - ☒ Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
  - ☒ Fees (\$250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature: Date: 4 / 12 / 2022





State of Alabama  
Tuscaloosa County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 7th day of April, 2022

Kevin Douglas Hinkle, P.L.S.  
Alabama License No. 24024



SCALE: 1"=100 FEET  
0 50 100 200  
BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

# 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

6) LOTS ARE BE SERVED BY CITY OF NORTHPORT WATER AND SEWER .

7) THIS PROPERTY IS LOCATED IN THE CITY OF NORTHPORT AND IS ZONED RS-1.

8) SETBACKS AS SHOWN - FRONT 30' - REAR 35' - SIDE 10' (UNLESS OTHERWISE NOTED)

9) PREDESIGN AS PER ORIGINAL SUBMITTAL

10) TOTAL ACREAGE OF THIS SUBDIVISION IS 8.06 ACRES MORE OR LESS.

11) ACCESS TO BOTH PARCELS IS PROVIDED BY DOLLAR ROAD.

OWNER/DEVELOPER  
ARTHUR D LAKE  
600 DOLLAR RD  
NORTHPORT, AL 35473

## NOTES:

1)A: ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C0502F EFFECTIVE DATE AUGUST 26, 2007, THE SUBJECT PROPERTY LIES IN SHADED & UNSHADED ZONE X ("AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN") AND WITHIN FLOOD ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

1)B: ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C0506G EFFECTIVE DATE JANUARY 16, 2014 THE SUBJECT PROPERTY LIES IN SHADED & UNSHADED ZONE X ("AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN").

2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.

3) ALL DISTANCES IN CURVES ARE TO THE CHORD.

4) THE MATHEMATICAL CLOSURE OF EACH LOT EXCEEDS 1:5000

5) ALL EASEMENTS 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 WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.

POINT OF COMMENCEMENT  
SOUTHEAST CORNER  
SECTION 3, T21S, R10W  
TUSCALOOSA COUNTY, ALABAMA

Montgomery and Hinkle, inc.  
Professional Land Surveyors



203 Hargrove Road East  
Tuscaloosa, Alabama 35401  
205-248-7396

Kevin@mhisurvey.com

## DOLLAR ROAD ADDITION

A PART OF THE SW 1/4 OF THE SW 1/4 SECTION 3  
A PART OF THE SE 1/4 OF THE SE 1/4 SECTION 2  
TOWNSHIP 21 SOUTH, RANGE 10 WEST  
TUSCALOOSA COUNTY, ALABAMA

| REVISION |                       | PAGE 1 OF 1 PAGES |             |            |
|----------|-----------------------|-------------------|-------------|------------|
| Drawn By | Appd. By              | Surveyed By       | Field Work  | Date       |
| -        | KDH                   | RP, KG, WU        | 03/28/2022  | 04/07/2022 |
| Scale    | Source of Information | Survey Type       | Drawing No. | Job No.    |
| 1"=100'  | DB:2008 PG:11584      | PRE PLAT          | 2203-063    | 2203-063   |





MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

VARIANCE REQUEST: SIDEWALKS

DOLLAR ROAD ADDITION

04/12/2022

Planning Commission

ARTHER LAKE is requesting a variance of sidewalks for this subdivision. There are no existing sidewalks along Dollar Road or Hunter Creek Lane. Hunter Creek Lane appears to be an access easement only.

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Kevin Hinkle

203 Hargrove Rd. East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

VARIANCE REQUEST: HALF STREET IMPROVEMENTS

DOLLAR ROAD ADDITION

04/12/2022

Planning Commission

ARTHUR LAKE is requesting a variance of half street improvements on Dollar Road and Hunter Creek Lane, due to being cost prohibitive and there are no existing curb in the area. The purpose of this subdivision is to create residential use along existing right-of-way of Dollar Road. Hunter Creek Lane appears to be an access easement only.

Kevin Hinkle

203 Hargrove Rd. East

Tuscaloosa, AL 35401

205-248-7396





MA 10-04-3506A  
eff. 5/20/2010

108A  
S

**PANEL**  
**01125C0502F**  
**eff. 8/26/2007**

**MINIMAL FLOOD HAZARD Zone X**

70

Dollar Rd

Hunter Creek Ln

178 FEET

LOMA 15-04-9615A  
eff. 9/29/2015  
**Zone AE**

LOMA 15-04-3441A  
eff. 2/24/2015

LOMA 15-04-6444A  
eff. 9/2/2015

178 FEET  
**Zone AE**

Dollar Rd

LOMA 15-04-9615A  
eff. 9/29/2015

Turtle Bay Cr

**PANEL**  
**01125C0502F**  
**eff. 1/1/16**