

AGENDA
Northport Planning and Zoning Commission
Tuesday, March 21, 2023

- I. CALL TO ORDER – Chairman**
- II. INVOCATION**
- III. ROLL CALL – Secretary**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES – February 14, 2023**
- VI. VERIFICATION OF PROPER NOTIFICATION – Secretary**
- VII. VERIFICATION OF NO CONFLICT OF INTEREST – Commission Members**
- VIII. DISCLOSURE OF EX PARTE COMMUNICATION**
- IX. INFORMATION AT END OF AGENDA**
- X. OLD BUSINESS**
- XI. NEW BUSINESS**
 - a. **S-1-23 RSVY of Lot 2 Beeker 82 Properties** – North Square Properties, LLC request Preliminary Plat approval of approximately 9.45 acres located north of US Highway 82 and east of 36th Avenue.
CONTINUED UNTIL APRIL MEETING
 - b. **A-01-23 Marilyn Hendrie** – Luke Hendrie is request annexation of approximately 3.56 acres located at 8320 Charlie Shirley Road.
 - c. **SP-01-23 Shikaisha Edwards** - Shikaisha Edwards is requesting a special use for placing a mobile home residence located at 6814 32nd Street.
 - d. **R-4-23 Hightown Properties, LLC** – Hightown Properties, LLC is requesting rezoning of approximately 0.62 acres from RS-1 (Single-Family Residential) to C6 (Commercial Highway) located at 3705 26th Avenue.
 - e. **S-4-23 Burnum Hahn Exterminators Office** – TTL, LLC request Preliminary Plat approval of approximately 14.9 acres located east of US Highway 43 and south of Owen Parkway.
 - f. **S-5-23 Northport Church of God** – Duncan Coker and Associated request Preliminary Plat approval of approximately 3 acres located west of Lurleen B. Wallace Boulevard between 27th Street and 24th Street.
 - g. **S-6-23 Grand Pointe Subdivision** – McGuire Associates request Preliminary Plat approval of approximately 8 acres for Phase VII of Grand Pointe Subdivision.
- XII. CITIZEN COMMUNICATIONS**
- XIII. DISCUSSION –**
- XIV. 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, FEBRUARY 14, 2023**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, February 14, 2023, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairwoman Jamie Dykes. Upon roll call the following members were found to be present: Ms. Jamie Dykes, Mr. David Kemp, Mrs. Tracey Kelly, Mr. Jason Ward, Mr. Kevin Turner, and Mr. Ernest O'Rourke. Absent and failing to vote was Mr. Roland Lewis and Mr. Clay Randolph. Staff present were Mrs. Julie Ramm, Planning Director, Meredith Mullins, Planner I, Morgan Williams, Administrative Assistant, Brad Matthews, Senior Engineer, and Chris Cunningham, Assistant City Attorney.

Approval of Agenda – **Motion by Mr. Kemp** to approve the February 14, 2023, agenda. **Second by Mr. Turner.** Roll call vote was as follows: Mr. Kemp – Yes; Mr. Turner – Yes; Ms. Dykes – Yes; Mrs. Kelly – Yes; Mr. O'Rourke – Yes; and Mr. Ward – Yes; **Motion Carried**

Approval of the Minutes – **Motion by Mr. Turner** to approve the December 13, 2022, minutes. **Second by Mr. Ward.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Ward – Yes; Ms. Dykes – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. O'Rourke – Yes; **Motion Carried.**

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

Verification of No Conflict of Interest –None.

Disclosure of Ex Parte Communication – Ms. Jamie Dykes had contact with Rodney Sullivan concerning an agenda item.

Information on Back of Agenda – Chairwoman Jamie Dykes explained the meeting procedures on the back of the agenda.

OLD BUSINESS

A. By-laws Amendment

Motion by Mr. Kemp. To adopt the amended by-laws. **Second by Mr. Turner.** Roll call vote was as follows: Mr. Kemp -Yes; Mr. Turner – Yes; Ms. Dykes – Yes; Mrs. Kelly – Yes; Mr. O'Rourke – Yes; and Mr. Ward- Yes. **Motion Carried.**

NEW BUSINESS

- a. Rehearing – Northcreek Properties Rezoning Request** – Brasher Holdings is requesting a rehearing of R-22-04 and R-22-07 to rezone approximately 72 acres located at the east dead end of Northcreek Boulevard.

Julie Ramm stated that Brasher Holdings is asking for a rehearing on rezoning cases R-22-04 and R-22-07 that came before the commission in August 2022. At that meeting the motion for R-22-04 failed and the R-22-07 motion was neutral with a tied vote. The applicant requested that both rezoning cases go before council and

were heard on October 24, 2022, for a second reading. Both cases died from a lack of a motion. Substantial changes must be shown in the project in order for the case to be reheard by the commission within the one year.

Chairwoman Dykes opened the public hearing.

Rodney Sullivan, 16213 Highway 171, presented a PowerPoint and stated that the property and developer reached out to him for help. The project previously had 196 lots. Now, there are 163 lots and the developer will be required that all four sides be bricked. He also stated that they will not be asking for variances on any of the lots. The Phase II was cut down 30 plus lots with a 2nd entrance and including a park. In Phase IV, they have added a dog park. The rezoning difference from the previous cases heard is that Phase II is being requested as RS-3 and then the remaining phases will be RS-4.

Mr. Turner asked if this was to be rezoned all RS-4. Mr. Sullivan stated yes except for Phase II, which they are requesting RS-3. Mr. Turner asked about the hardship to hear the case before the one year mark. Mr. Sullivan stated the hardship was to get the project started.

Mr. Ward asked is the 17% reduction in lots to be considered substantial.

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

Motion by Mr. Turner. To rehear Rezoning Cases R-22-04 and R-22-07. **Second by Mr. Ward.** Roll call vote was as follows: Mr. Turner - No; Mr. Ward – Yes; Ms. Dykes – No; Mr. Kemp –No; Ms. Kelly – No; and Mr. O’Rourke – No. **Motion Failed.**

- b. **R-1-23 Northcreek Properties, LLC** – Brasher Holdings, LLC is requesting rezoning of approximately 2.3 acres located at the east dead end of Northcreek Boulevard from C-3(General Commercial) to RS-3(Residential Single - Family).

Removed by petitioner

- c. **R-2-23 Sullivan Properties, LLC** – Brasher Holdings, LLC is requesting rezoning of approximately 14 acres located at the east dead end of Northcreek Boulevard from RS-1(Residential Single - Family) to RS-3(Residential Single-Family), for phase II of The Terrace at Northcreek development.

Removed by petitioner

- d. **R-3-23 Sullivan Properties, LLC** – Brasher Holdings, LLC is requesting rezoning of approximately 55.28 acres located at the east dead end of Northcreek Boulevard from RS-1(Residential Single - Family) to RS-4 (Residential Single - Family), for phases III-V of The Terrace at Northcreek development.

Removed by petitioner

- e. **S-2-23 The Terrace at Northcreek** – Brasher Holdings, LLC is requesting a revision to the Master Plan for approximately 72.22 acres for Phases II -V located at the east dead end of Northcreek Boulevard.

Removed by petitioner

- f. **S-3-23 The Terrace at Northcreek** – Brasher Holdings, LLC is requesting Preliminary Plat approval for 17.2 acres for Phase II located at east dead end of Northcreek Boulevard.

Removed by petitioner

- e. **AMD 01-23 Zoning Ordinance** – The City of Northport proposes changes to the Zoning Ordinance amending Table 4-1 and 4-2 pertaining to recreational uses and certain regulated business uses in C-6 zones.

The City of Northport is asking for amendments to Table 4-1 and 4-2, as well as C-6 uses. The city has developed some recreational plans that have variety of uses and we did not have a zoning district for those uses. We are also asking to allow miniature golf, driving ranges and amusement parks to be allowed in C-6 zones. They are currently in the M-1.

Mr. Turner asked if we had any type of miniature golf, driving ranges and amusement parks in M-1 currently. Mrs. Ramm stated no.

Chairwoman Dykes opened the public hearing.

With no one appearing to speak on this matter, Chairwoman Dykes closed the public hearing.

Commission members asked the request be amended to exclude mini-golf, driving ranges, and amusement parks from M-1 zoning.

Motion by Mr. Turner To recommend to the City Council the proposed changes to the Zoning Ordinance amending Table 4-1 and 4-2 pertaining to recreational uses and certain regulated business used in C-6 zones with the amendment to remove mini golf, amusement parks and & driving ranges from the Industrial zone.

Second by Mr. O'Rourke. Roll call vote was as follows: Mr. Turner- Yes; Mr. O'Rourke -Yes; Ms. Dyke – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; and Mr. Ward – Yes. **Motion Carried.**

I. CITIZEN COMMUNICATIONS

II. DISCUSSION

a. Workforce Housing Presentation

Barkley Garrett, with West Alabama Chamber of Commerce, presented a presentation on workforce housing to the Planning Commission.

b. March PZC Meeting

Motion by Mr. Kemp To move the March 14, 2023, Planning Commission meeting to March 21, 2023.

Second by Mr. O'Rourke. Roll call vote was as follows: Mr. Kemp- Yes; Mr. O'Rourke -Yes; Ms. Dyke – Yes; Mrs. Kelly – Yes; Mr. Turner – Yes; and Mr. Ward – Yes. **Motion Carried.**

XII. ADJOURNMENT – By voice vote the meeting was adjourned.

Jamie Dykes, Chairwoman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – March 21, 2023
Staff Report

Case: A-01-23
Applicant: Marilyn Hendrie
Location: 8320 Charlie Shirley Road
Request: Annexation

Luke Hendrie requests annexation of approximately 3.56 areas located at 8320 Charlie Shirley Road. The property will be zoned RS-1 Single Family Residential. The property meets the requirements for annexation.

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



PERMIT PROJECT
FILE #: 23-000212
8320 CHARLIE SHIRLEY RD COUNTY NORTH AL
ANNEXATION



PERMIT #: ANX23-000001

Permit Type
Annexation

Subtype
Single Parcel/Single Ownership



Work Description:
Annexation



Applicant
Luke Hendrie



Status
Online Application Received



PERMIT DATES

Application Date
02/06/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

THE FOLLOWING INFORMATION IS REQUIRED BY THE U.S. JUSTICE DEPT. AND BUREAU OF THE CENSUS.

Answers to the following questions should reflect the conditions existing on the subject property at the time of annexation.

Proposed Use of Property (if any)

Residence

GENERAL DESCRIPTION OF PROPERTY (Include Acreage, Subdivision Name, Lot Number, etc.)

House on 3.6 acres

Is this property your principal residence?

Yes

Applicant's Marital Status

Now Married

Number of houses on subject property

1

Number of manufactured homes on subject property

0

Number of other buildings on subject property

1

Total number of buildings on subject property

2.0

Number of persons living on subject property

3

Of all persons residing on the property, how many are of voting age (18 years or older)?

2

Of all persons residing on the property, how many are:

White

3

Black

Hispanic

Asian or Pacific Islander

American Indian/Eskimo/Aleut

Other

Number of children in household

1

Ages

9

Submittal Documents

All metes and bounds descriptions must be supplied in a compatible electronic format (Microsoft Word).

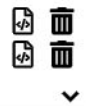
Are you the current owner on record?

No

Deed(s) covering the entire subject property
Scannable Document on Feb 6, 2023 at 8_31_33 PM.pdf



Map or Survey
475530F5-D136-48BA-A932-C0E768F46816.jpeg
1CC7932B-D32E-4504-8132-273F97CA5B93.jpeg



Legal Description
E867EEDF-29E7-4BBD-BCD6-4C827F676BDB.jpeg
BC78EBB6-A049-4056-8827-522D4F69A143.jpeg



Recorded Subdivision Plat or Metes and Bounds descriptions in electronic format
1D6D0872-9577-41FC-8B53-91FF0F078432.jpeg
8F1EC234-912B-4FF4-B3A7-3E844796B750.jpeg



Petition For Annexation Signed by All Property Owners (Click To Download)
Petitionforannexation.pdf



I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge.

Signature
signature.png



OFFICIAL USE ONLY

City Address Assignment

Ordinance #

Xref. Cases

Requested Zoning (If Other Than Rs-1)

Date of Planning Commission Meeting

Recorded: 9/27/2021 10:40:44 AM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING6/mmdavidson
Tran: 2198
Probate Judge Fee \$2.00
Deed Tax \$545.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.25
Total: \$557.25

Recording Fee - By Page Count \$9.00
Source of Title \$1.25
Total: \$557.25

WARRANTY DEED

AND SAID GRANTOR, for said Grantor, Grantor heirs, successors, executors and administrators, covenants with Grantee, and with Grantee heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor heirs, successors, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee heirs and assigns, forever against the lawful claims of all persons.

DEED Book 2021 Page 25155 ^d
Tuscaloosa County, Alabama

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 22nd
day of September, 2021.

David Hudson, Jr.
David Hudson, Jr.

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David Hudson, Jr.**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of September, 2021.

[Signature]
NOTARY PUBLIC
My Commission Expires: 7/7/25





City of Northport Designation of Agent Form

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

I, Marilyn Hendrie, being owner of the property which is the subject of this application
hereby authorize Luke + Stephanie Hendrie 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:

Marilyn Hendrie

Date: 1-30-23

Property Owner Mailing Address:

PO Box 436

Venus, FL 33960

Phone Number:

863-840-0888

Authorized Agent Mailing Address:

8320 Charlie Shirley Rd.

Northport, AL 35473

Phone Number:

205-454-4568 or 863-414-0901

Florida
STATE OF ~~ALABAMA~~
Highlands
COUNTY OF ~~TUSCALOOSA~~

I, Stephanie D. Rosalez, a Notary Public in and for said County and State, hereby certify
that Marilyn Hendrie, 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 30th day of January, 2023

Stephanie D. Rosalez
Notary Public

My Commission Expires: Dec 12, 2023



PETITION FOR ANNEXATION

To The City of Northport, Alabama:

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City of Northport this written petition requesting that our property as described be annexed to the City of Northport, Alabama, under the authority of §11-42-20 through §11-42-24, Code of Ala. 1975.

We further certify that said property is contiguous to the city limits of City of Northport, Alabama, and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the preceding description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by §11-42-21, Code of Ala. 1975. A map and written legal description of said property is hereto attached. LH
Initials: _____ SH _____

We, the undersigned, fully understand that the City will provide police and fire protection and, if available, the City **may** provide water and sewer service under our current adopted procedures. **The City makes no commitment to extend water and sewer lines to property that is annexed into the City, or to upgrade drainage or roads by virtue of an annexation. Further, the city is prohibited from improving private property.** LH SH
Initials: _____ SH _____

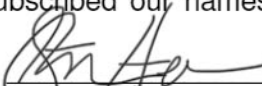
We understand that if the subject property lies within the territory of a fire district, it is our responsibility to remove the subject property from the fire district and provide written proof from said fire district that they have released the subject property from the fire district before this petition will be processed by the City. **We understand and hereby agree to pay to the City of Northport all costs and attorney's fees which the City may pay in the future to remove this property from any fire district if it is not removed by us prior to this annexation.** SH L
Initials: _____ SH _____

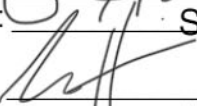
Furthermore, we certify that we understand fully that, following annexation, **the subject property shall be subject to all laws and codes administered by the City of Northport**, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Northport. LH SH
Initials: _____ LH _____

We do hereby request that the City give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Northport, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 6th day of 2023,
200_____.

Names and Signatures of
ALL property owners:

Signature: 
Print Name: Stephanie Hendrie

Signature: 
Print Name: Lukas Hendrie

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Map or Survey Attached? _____

Legal Description Attached? _____

Recorded Subdivision Plat Attached? _____ or Metes and Bounds descriptions in electronic format? _____

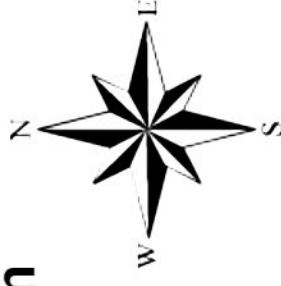
Any Property which is found to have been divided in violation of the City of Northport subdivision regulations in effect at the time of said division, will be required to be legally subdivided in accordance with the current regulations prior to, or concurrent with, this petition.

City of Northport Planning & Zoning Commission

Zoning

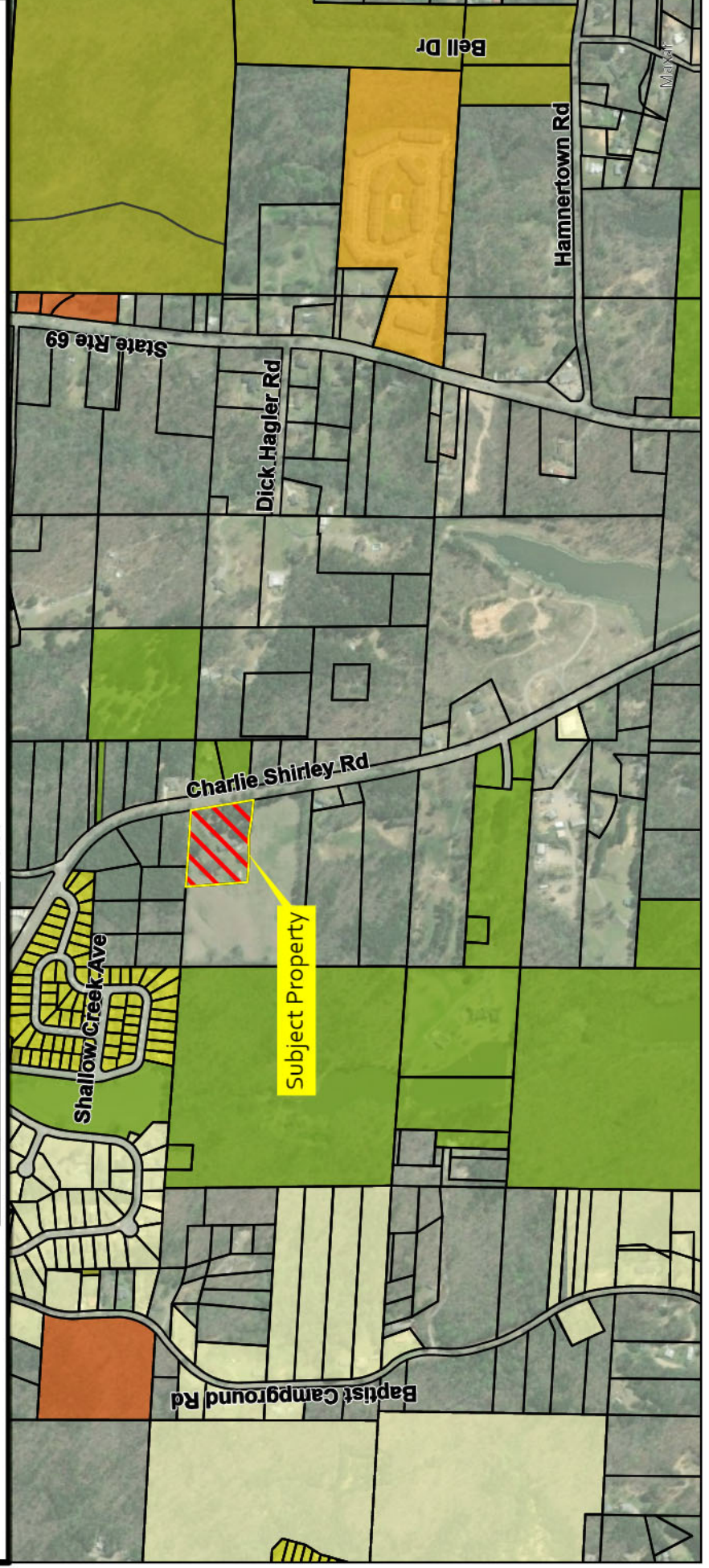
-  Agriculture
-  General Commercial
-  Residential Multi-Family
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Residential Single-Family - 4
-  Parcels

Annexation



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.

0 500 1,000 2,000 Feet



City of Northport
Planning and Zoning Commission – March 21, 2023
Staff Report

Case: SP-01-23
Applicant: Shikaisha Edwards
Location: 6814 32nd Street
Request: Placement of manufactured home as in-fill dwelling

Shikaisha Edwards is requesting permission to place a manufactured home as an in-fill dwelling at 6814 32nd Street. The property is zoned RS-1. The zoning ordinance requires the combined value of the proposed manufactured home and property be not less than 90% of the average appraised value of all adjoining properties that have been improved for single family residential use. Below are the appraised values of the adjoining residential properties:

Owner	Appraised Value*
Overstreet	\$18,500.00
Fitch	\$68,300.00
Telles	\$29,200.00
Johnson	\$41,800.00
Chandler	\$10,100.00
Figueroa	\$33,100.00
Hathcock	\$25,300.00

Average \$32,328.57

* per tax records

The appraisal report and mortgage statement submitted by Ms. Edwards values the land and manufactured home at \$119,466.60 which complies with the zoning ordinance.

Any action on this item will require the affirmative vote of a majority of those present at the meeting.



PERMIT PROJECT
FILE #: 23-000227
6814 32ND ST NORTHPORT AL 35476
PLACING MOBILE HOME/RESIDENTIAL



PERMIT #: CUP23-000001

Permit Type
Conditional Use Application

Subtype
Conditional Use Permit

Work Description:
Placing mobile home/residential

Applicant
Shikaishia Edwards

Status
Online Application Received

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees	0.00
Permit Fees	100.00
Total Amount	100.00
Amount Paid	0.00
Balance Due	100.00

☐ Non-Billable



PERMIT DATES

Application Date
02/07/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner

BROWN MIKE & CAROLYN BROWN



Current Zoning District

RS-1



Total Acreage

0.5

Current Use of Property

Residential

Number of Adjoining Properties

Additional Parcel #s



Review the Northport Zoning Ordinance, specifically Section 1003 (found at 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.

SUBMITTAL DOCUMENTS

Are you the current owner on record?

No



Notarized Designation to Authorize Agent Form (Click to Download)

[Trailer documents .pdf](#)



A copy of the deed of the subject property

[Deed .pdf](#)



Site Plan

[9AF9F03B-AE53-437E-AF0B-D4FE3FFDDF2C.jpeg](#)

[371FABF6-3277-4E93-AF5E-6B3E1A3563AB.jpeg](#)



Mailing labels for each adjoining property owner

[image.jpg](#)



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.

Signature
signature.png



OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES

FEE	DESCI	QUANTITY	AMOUNT	TOTAL
Application Fee				75.00
Advertising Fee				25.00
Plan Check Fees				0.00
Permit Fees				100.00
Total Fees				100.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
Amount Paid						0.00
Balance Due						100.00

This Instrument was prepared by:

(Name) Carolyn Mike Brown
(Address) 5802 Blackstone N
Northport, Al. 35473

Source Of Title

Deed Book 1997
Page 7671

DEED Book 2017 Page 29684

Recorded: 12/29/2017 4:18:18 PM
W. Hardy McCollum, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING2/tlee
Tran: 1197272
Probate Judge Fee \$2.00
Deed Tax \$13.00
Recording Fee - By Page Count \$6.00
Source of Title \$1.00
Total \$42.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA

TUSCALOOSA COUNTY

Know all men by these presents, that in consideration of \$13,000 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Tommy L. Dunn (Single)
(herein referred to as grantors) do grant, bargain, sell and convey unto
Mike Brown & Carolyn Brown
(herein referred to as grantees) the following described real estate situated in
TUSCALOOSA County, Alabama, to wit:

4814 3rd St, Number 5 Western Plain Lots Western Plain
subdivision, Northport, Alabama Plat book 9 Page 81
Parcel: 63-31-03-07-2-001-041.001

TO HAVE AND TO HOLD Unto the said GRANTEE his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28 day of December, 20 17.

GRANTOR:

Tommy L. Dunn

Tommy Dunn

GRANTEE:

Mike Brown & Carolyn Brown

Mike Brown
Carolyn Brown

WITNESS:

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike Brown Carolyn Brown whose name(s) is (are) signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, (they) executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of December, 20 17.

Cedric Thomas
Notary Public

My Commission Expires: 12/2019



City of Northport Designation of Agent Form

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

I, Mike + Carolyn Brown being owner of the property which is the subject of this application
hereby authorize _____, 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: Mike Brown / Carolyn Brown Date: 1-30-2023

Property Owner Mailing Address: 422 - Peachtree St. Apt. 489
Roanoke, AL 36274
Phone Number: 205-454-8022

Authorized Agent Mailing Address: _____

Phone Number: _____

STATE OF ALABAMA

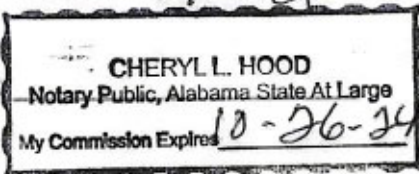
COUNTY OF TUSCALOOSA

I, Cheryl L. Hood, a Notary Public in and for said County and State, hereby certify
that Mike Brown / Carolyn Brown, 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 30th day of January, _____

Cheryl L. Hood
Notary Public

My Commission Expires

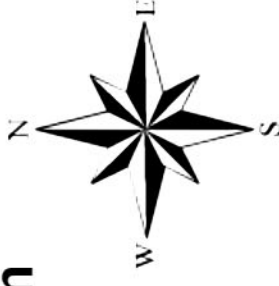


Zoning

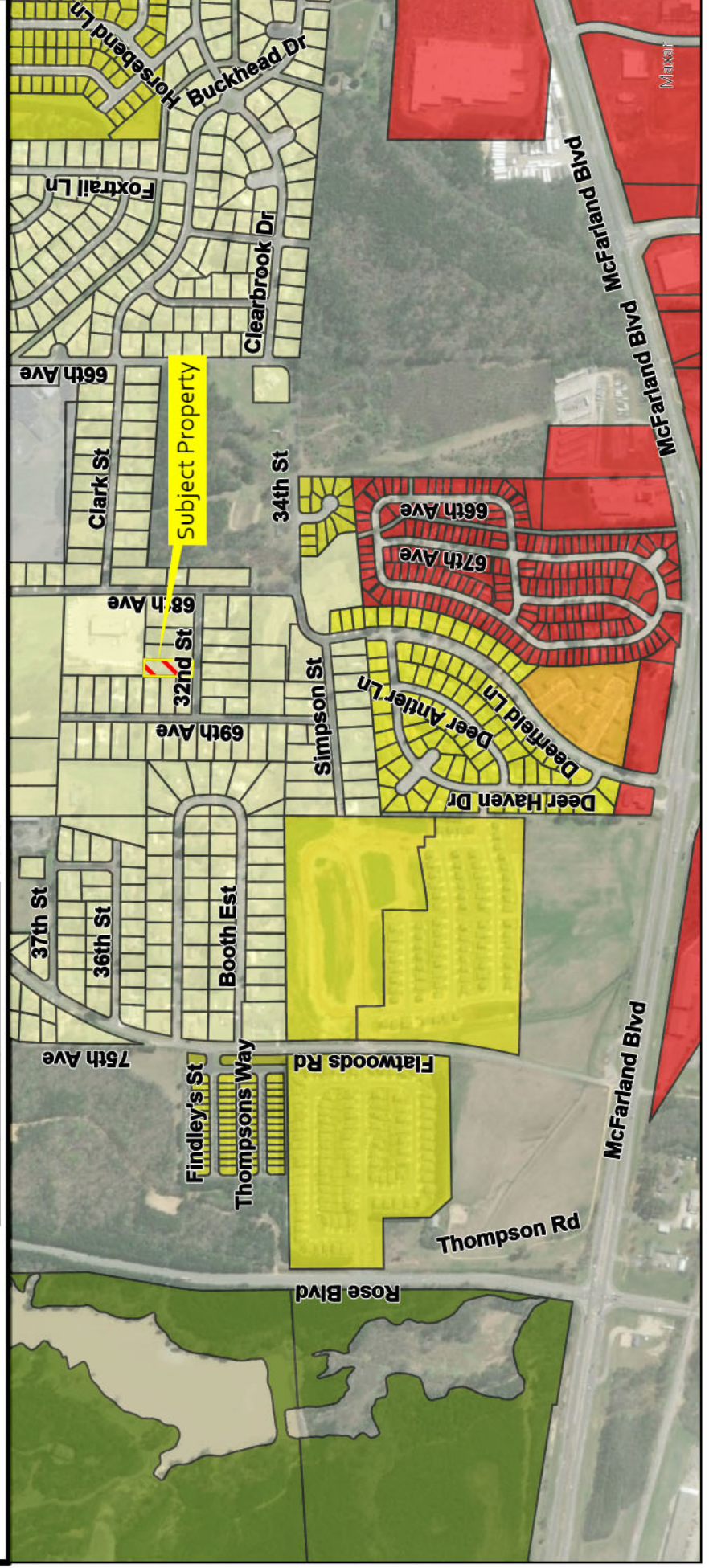
City of Northport Planning & Zoning Commission

-  Commercial Highway
-  Heavy Industrial
-  Office and Institutional
-  Residential Multi-Family
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Residential Single-Family - 3
-  Residential Single-Family - 4
-  Subject Property

Mobile Home Permit



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.



FIRSTBANK
PO Box 388
Lexington TN 38351
PHONE: (800) 413-4211

RECIPIENT'S/
LENDER'S TIN
62-0198265

OMB No. 1545-1380
Mortgage Interest
Statement
Form 1098
Copy B
For Payer/Borrower
For tax year 2022

Shikaishia L Edwards
3611 RICE MINE RD NE Lot 217
TUSCALOOSA AL 35406

BORROWER'S/
PAYER'S TIN
XXX-XX-9440

Account number

2330052009 L

BOX 1 Mortgage interest received from payer(s)/borrower(s) *	6,397.17
BOX 2 Outstanding mortgage principal	84,466.60
BOX 3 Mortgage origination date.	09/23/2020
BOX 4 Refund of overpaid interest.	
BOX 5 Mortgage insurance premiums.	
BOX 6 Points paid on purchase of principal residence	
BOX 7 If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.	X
BOX 8 Address or description of property securing mortgage	
BOX 9 Number of properties securing the mortgage	
BOX 10 RE Taxes/Insurance.	988.00
BOX 11 Mortgage acquisition date	

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.

***CAUTION:**

The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

(Rev. 1-2022) (Keep for your records)

INVOICE**FROM:**

Richardson Appraisal Company, LLC
 7911 Commodore Dr NE
 Tuscaloosa, AL 35406-1215

Telephone Number: (205) 269-8589

Fax Number:

TO:

BankFirst
 54 McFarland Blvd
 Northport, AL 35476

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

RAC1775

DATES

Invoice Date: 01/27/2023

Due Date: 30 days upon receipt

REFERENCE

Internal Order #: RAC1775

Lender Case #: RAC1775

Client File #:

FHA/VA Case #:

Main File # on form: RAC1775

Other File # on form: RAC1775

Federal Tax ID:

Employer ID: 46-2051847

DESCRIPTION

Lender: BankFirst Client: BankFirst
 Purchaser/Borrower: Shikaishia Edwards & George Rudolph
 Property Address: 6814 32nd St
 City: Northport
 County: Tuscaloosa State: AL Zip: 35473
 Legal Description: Lot No 5 Of Western Plains S/D

FEES**AMOUNT**

425.00

SUBTOTAL

425.00

PAYMENTS**AMOUNT**

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL

0.00

TOTAL DUE

\$

425.00

APPRAISAL OF REAL PROPERTY

LOCATED AT

6814 32nd St
Northport, AL 35473
Lot No 5 Of Western Plains S/D

FOR

BankFirst
54 McFarland Blvd
Northport, AL 35476

OPINION OF VALUE

35,000

AS OF

01/27/2023

BY

George R Richardson
Richardson Appraisal Company, LLC
7911 Commodore Dr NE
Tuscaloosa, AL 35406
(205) 269-8589
russ.tuscaloosaappraisal@gmail.com

USPAP ADDENDUM

RAC1775
File No. RAC1775

Borrower	Shikaishia Edwards & George Rudolph		
Property Address	6814 32nd St		
City	Northport	County	Tuscaloosa
		State	AL
		Zip Code	35473
Lender	BankFirst		

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 120-180 Days

The appraisers opinion of exposure time is 120 to 180 days based on similar sales history and the current active listings.

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

The intended use of the appraiser's opinion is for loan underwriting.

No other uses or users are intended. The value used in this report is defined as "market value" with definition stated in the following report. **This appraisal does not contain an extraordinary assumption or hypothetical condition.**

No third parties are authorized to rely upon this report without the express written consent of the appraiser.

The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. This report should not be relied upon to disclose all conditions present in the Subject property, and this appraisal does not guarantee that the property is free from defects. A professional property inspection would be required to ascertain the structural and mechanical conditions of the Subject property beyond the cursory examination performed by the appraiser. Supporting data for sales, sales history and/or comparable history was taken from sources purchased by the appraiser for this purpose. These sources reproduce public records in varying forms. These records are generally considered reliable but there are instances where they are in error or have incomplete information. Investigations beyond search of these commonly used sources regarding title/sales history are not considered within the scope of this assignment and would require services of a title examiner. Alabama is a non-disclosure state with no required disclosure of sales price/transaction. The property was measured in accordance to ANSI (American National Standards Institute, Inc.) standards adopted November 2003. **The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a "certified appraisal".**

APPRAISER:

Signature: 

Name: George R. Richardson

Date Signed: 02/01/2023

State Certification #: _____

or State License #: L00350

State: AL

Expiration Date of Certification or License: 09/30/2023

Effective Date of Appraisal: 01/27/2023

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

 AI Reports™ Form 120.04	Client File #:		Appraisal File #:	RAC1775
	Summary Appraisal Report • Land			
	Appraisal Company: Richardson Appraisal Company, LLC			
	Address: 7911 Commodore Dr NE, Tuscaloosa, AL 35406			
Phone: (205) 269-8589		Fax:		Website:
Appraiser: George R Richardson		Co-Appraiser:		
AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA		AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA		
AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate		AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate		
Other Professional Affiliation:		Other Professional Affiliation:		
E-mail: russ.tuscaloosaappraisal@gmail.com		E-mail:		
Client: BankFirst		Contact:		
Address: 54 McFarland Blvd, Northport, AL 35476				
Phone:		Fax:		E-mail:
SUBJECT PROPERTY IDENTIFICATION				
Address: 6814 32nd St				
City: Northport	County: Tuscaloosa	State: AL	ZIP: 35473	
Legal Description: Lot No 5 Of Western Plains S/D				
Tax Parcel #:	31-03-07-2-001-041.001	RE Taxes:	56.98	Tax Year: 2021
Use of the Real Estate As of the Date of Value:		Vacant single family lot		
Use of the Real Estate Reflected in the Appraisal:		Vacant single family lot		
Opinion of highest and best use (if required):		Vacant single family lot		
SUBJECT PROPERTY HISTORY				
Owner of Record: Brown Mike Carolyn Brown				
Description and analysis of sales within 3 years (minimum) prior to effective date of value: No prior arms length transactions were noted.				
Description and analysis of agreements of sale (contracts), listings, and options: The subject was listed for sale on 10/17/2022 for \$35,000 per WA MLS# 153879 with 56 days on the market. The subject is now under contract for \$35,000 as of 01/17/2023 with the seller to pay up to \$1,000 towards closing as is common. 9 of 9 pages viewed.				
RECONCILIATIONS AND CONCLUSIONS				
Indication of Value by Sales Comparison Approach		\$ 35,000		
Indication of Value by Cost Approach		\$		
Indication of Value by Income Approach		\$		
Final Reconciliation of the Methods and Approaches to Value: The only applicable approach is the sales approach. The property has no income producing improvements and the highest and best use does not include any potential income producing improvements therefore the income approach is not applicable. The cost approach is not applicable as there are no improvements on the property. The cost approach is often used for land appraisals when improvements are proposed or are present. No such improvements exist on the subject therefore the cost approach is not applicable.				
Opinion of Value as of: 01/27/2023		\$ 35,000		
Exposure Time: 0-120 days				
The above opinion is subject to: ☐ Hypothetical Conditions and/or ☐ Extraordinary Assumptions cited on the following page.				

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	BankFirst	Client File #:	
Subject Property:	6814 32nd St, Northport, AL 35473	Appraisal File #:	RAC1775

ASSIGNMENT PARAMETERS

Intended User(s):	Client		
Intended Use:	Loan Underwriting		
This report is not intended by the appraiser for any other use or by any other user.			
Type of Value:	Market Value	Effective Date of Value:	01/27/2023
Interest Appraised:	☒ Fee Simple ☐ Leasehold ☐ Other		
Hypothetical Conditions:	(A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) None made.		
Extraordinary Assumptions:	(An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) None made.		

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized	Approaches to Value Developed
Appraiser Property Inspection: ☒ Yes ☐ No Date of Inspection: 01/27/2023 Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Tax maps used to determine site size.	Cost Approach: ☐ Is necessary for credible results and is developed in this analysis ☒ Is not necessary for credible results; not developed in this analysis ☐ Is not necessary for credible results but is developed in this analysis
Co-Appraiser Property Inspection: ☐ Yes ☐ No Date of Inspection: Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:	Sales Comparison Approach: ☒ Is necessary for credible results and is developed in this analysis ☐ Is not necessary for credible results; not developed in this analysis ☐ Is not necessary for credible results but is developed in this analysis
	Income Approach: ☐ Is necessary for credible results and is developed in this analysis ☒ Is not necessary for credible results; not developed in this analysis ☐ Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: No adverse easements, encroachments or other adverse conditions were apparent to the appraiser. No survey was furnished unless otherwise noted. The value opinion developed in this report is for the surface rights only with no consideration given to any possible mineral rights. The timber if any is not valued in this report and is only considered for any possible aesthetic appeal.

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	BankFirst	Client File #:	
Subject Property:	6814 32nd St, Northport, AL 35473	Appraisal File #:	RAC1775

MARKET AREA ANALYSIS

Location ☐ Urban ☒ Suburban ☐ Rural	Built Up ☐ Under 25% ☒ 25-75% ☐ Over 75%	Growth ☐ Rapid ☒ Stable ☐ Slow	Supply & Demand ☐ Shortage ☒ In Balance ☐ Over Supply	Value Trend ☐ Increasing ☒ Stable ☐ Decreasing	Typical Marketing Time ☒ Under 3 Months ☐ 3-6 Months ☐ Over 6 Months
---	--	--	---	--	--

Neighborhood Single Family Profile <table> <tr> <td>Price</td><td>Age</td></tr> <tr> <td>\$70,000</td><td>Low</td></tr> <tr> <td>\$350,000</td><td>High</td></tr> <tr> <td>\$250,000</td><td>Predominant</td></tr> </table>		Price	Age	\$70,000	Low	\$350,000	High	\$250,000	Predominant	Neighborhood Land Use <table> <tr> <td>1 Family</td><td>70%</td> <td>Commercial</td><td>10%</td> </tr> <tr> <td>Condo</td><td>%</td> <td>Vacant</td><td>10%</td> </tr> <tr> <td>Multifamily</td><td>10%</td> <td></td><td>%</td> </tr> </table>		1 Family	70%	Commercial	10%	Condo	%	Vacant	10%	Multifamily	10%		%	Neighborhood Name: Western Plains PUD ☐ Condo ☐ HOA: \$ / Amenities: Minimal
Price	Age																							
\$70,000	Low																							
\$350,000	High																							
\$250,000	Predominant																							
1 Family	70%	Commercial	10%																					
Condo	%	Vacant	10%																					
Multifamily	10%		%																					

Market area description and characteristics: The subject is bound to the North by Tierce Patton Rd, East by Hwy 69, South by McFarland Blvd, and West by Hwy 43. The subject is located in a typical suburban setting with mixed uses and age ranges. Places of worship, education, employment, shopping, and recreation are located within a 5-10 minute drive. Other land use if noted is vacant. Property values in the area have been increasing over the past 12 months with very low inventory and high demand. Due to increasing interest rates activity has slowed with values leveling off.

SITE ANALYSIS

Dimensions: 93.3'x285'x93.3'x285'	Area: 26,590 sf
View: Residential	Shape: Rectangular
Drainage: Appears Adequate	Utility: Average

Site Similarity/Conformity To Neighborhood		Zoning/Deed Restriction	
Size: ☐ Smaller than Typical ☒ Typical ☐ Larger than Typical	View: ☐ Favorable ☒ Typical ☐ Less than Favorable	Zoning: RS-1 Single Family ☒ Legal ☐ No zoning ☐ Legal, non-conforming ☐ Illegal	Covenants, Condition & Restrictions ☐ Yes ☐ No ☒ Unknown Documents Reviewed ☐ Yes ☒ No Ground Rent \$ /

Utilities		Off Site Improvements	
Electric	☒ Public ☐ Other	Street	☒ Public ☐ Private Asphalt
Gas	☒ Public ☐ Other	Alley	☐ Public ☐ Private None
Water	☒ Public ☐ Other	Sidewalk	☐ Public ☐ Private None
Sewer	☐ Public ☒ Other Septic System	Street Lights	☒ Public ☐ Private Adequate

Site description and characteristics: No adverse easements, encroachments or other adverse conditions were apparent to the appraiser. No survey was furnished. Landscaping was average with a well manicured lawn. Tax maps used to gather site dimensions and site area. It is assumed that the improvements could be rebuilt if destroyed under current regulations. The subject once had a manufactured home on site. Due to this the city of Northport will allow for installation of a manufactured home if it meets certain guidelines such as age and size.

HIGHEST AND BEST USE ANALYSIS

☒ Present Use ☐ Proposed Use ☐ Other
--

Summary of highest and best use analysis: See attached.

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	BankFirst	Client File #:	
Subject Property:	6814 32nd St, Northport, AL 35473	Appraisal File #:	RAC1775

SITE VALUATION

Site Valuation Methodology

☒ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.

☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.

☐ **Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	6814 32nd St Northport, AL 35473	7105 Harperwood St Northport, AL 35473		20-04-20-4-001-005.002 Hwy 43 Northport, AL 35475		3009 Paddlecreek Ln Northport, AL 35473	
Proximity to Subject		0.46 miles NW		1.65 miles NE		2.44 miles E	
Data Source/ Verification		WA MLS# 146539 CRS & GIS		WA MLS# 131591 CRS & GIS		WA MLS# 131611 CRS & GIS	
Sales Price	\$ 35,000	\$ 43,000		\$ 25,000		\$ 23,000	
Price / Total	\$ 1.32	\$ 1.10		\$ 1.12		\$ 1.04	
Sale Date	01/27/2023	12/29/2022		08/16/2022		12/28/2022	
Location	Western Plains	Harperwood		Hwy 43 N		Northwood Lake	
Site Size	26,590 sf	39,042 sf		22,296 sf		22,206 sf	
Site View	Residential	Residential		Highway		Residential	
Site Improvements	Septic System	Utilities		Minimal		Utilities	
Topo / Cover	Level & Clear	Rolling & Clear		Level & Clear		Rolling&FullCove	
Days on Market	56	390		1257		1403	
Deed Book / Page	NotYetRecorded	2022/32057		2022/21262		2022/32009	
Zoning	Residential	Residential		None		Residential	
Net Adjustment		☐ + ☐ - \$		☒ + ☐ - \$ 7,500		☒ + ☐ - \$ 7,500	
Indicated Value		Net Adj. % Gross Adj. % \$ 43,000		Net Adj. 30% Gross Adj. 30% \$ 32,500		Net Adj. 32.6% Gross Adj. 32.6% \$ 30,500	
Prior Transfer History	None in the past 3 years 01/01/2023	None noted in past 12 months 01/01/2023		None noted in past 12 months 01/01/2023		None in the past 1 year 01/01/2023	

Site Valuation Comments: I used the best sales that could be found and verified. Each sale has the same or similar highest and best use as the subject and would appeal to the same type buyer.

Site Valuation Reconciliation: Land sales in the area are rare as it is nearly fully developed. In order to find similar sales I was forced to expand my search area to similar areas of Northport as well as use a sale over 1 year old. Comp #2 required an adjustment for view due to being located on a busy 4 lane highway to reflect market reaction. Normal adjustments were also made for improvements and site condition to reflect both cost to cure and market reaction. Comp #4 has a mixed use zoning but due to size and location the highest and best use is the same or similar. Each sale is given about equal consideration and would appeal to the same type buyer.

Opinion of Site Value **\$ 35,000**

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

ADDITIONAL COMPARABLE SITES

Client:	BankFirst	Client File #:	
Subject Property:	6814 32nd St, Northport, AL 35473	Appraisal File #:	RAC1775

SITE VALUATION							
ITEM	SUBJECT	COMPARISON 4		COMPARISON 5		COMPARISON 6	
Address	6814 32nd St Northport, AL 35473	2400 36th St Northport, AL 35473					
Proximity to Subject		2.63 miles E					
Data Source/ Verification		WA MLS# 147415 CRS & GIS					
Sales Price	\$ 35,000		\$ 35,000		\$		\$
Price / Total	\$ 1.32		\$ 4.77		\$		\$
Sale Date	01/27/2023	01/14/2022					
Location	Western Plains	Willie Lee					
Site Size	26,590 sf	7,340 sf					
Site View	Residential	Mixed/Woods					
Site Improvements	Septic System	Minimal	+5,000				
Topo / Cover	Level & Clear	Level & Clear					
Days on Market	56	27					
Deed Book / Page	NotYetRecorded	2022/1016					
Zoning	Residential	Mixed Use					
Net Adjustment		☒ + ☐ -	\$ 5,000	☐ + ☐ -	\$	☐ + ☐ -	\$
Indicated Value		Net Adj. 14.3%		Net Adj. %		Net Adj. %	
		Gross Adj. 14.3%	\$ 40,000	Gross Adj. %	\$	Gross Adj. %	\$
Prior Transfer History	None in the past 3 years 01/01/2023	None in the past 1 year 01/01/2023					
Comments:							

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Assumptions, Limiting Conditions & Scope of Work

RAC1775

File No.: RAC1775

Property Address: 6814 32nd St City: Northport State: AL Zip Code: 35473

Client: BankFirst Address: 54 McFarland Blvd, Northport, AL 35476

Appraiser: George R Richardson Address: 7911 Commodore Dr NE, Tuscaloosa, AL 35406

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no

guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist

or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the

field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties

assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

RAC1775

File No.: RAC1775

Property Address: 6814 32nd St		City: Northport		State: AL		Zip Code: 35473	
Client: BankFirst		Address: 54 McFarland Blvd, Northport, AL 35476					
Appraiser: George R Richardson		Address: 7911 Commodore Dr NE, Tuscaloosa, AL 35406					
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are true and correct. - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. - I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. - I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.							
Additional Certifications:							
DEFINITION OF MARKET VALUE *: Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in what they consider their own best interests; 3. A reasonable time is allowed for exposure in the open market; 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. * This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and							
Client Contact:		Client Name: BankFirst					
E-Mail:		Address: 54 McFarland Blvd, Northport, AL 35476					
APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)					
SIGNATURES							
	Appraiser Name: George R Richardson		Supervisory or Co-Appraiser Name: _____				
	Company: Richardson Appraisal Company, LLC		Company: _____				
	Phone: (205) 269-8589 Fax: _____		Phone: _____ Fax: _____				
	E-Mail: russ.tuscaloosaappraisal@gmail.com		E-Mail: _____				
	Date Report Signed: 02/01/2023		Date Report Signed: _____				
	License or Certification #: L00350 State: AL		License or Certification #: _____ State: _____				
	Designation: _____		Designation: _____				
Expiration Date of License or Certification: 09/30/2023		Expiration Date of License or Certification: _____					
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)		Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect					
Date of Inspection: 01/27/2023		Date of Inspection: _____					

Supplemental Addendum

File No. RAC1775

Borrower	Shikaishia Edwards & George Rudolph					
Property Address	6814 32nd St					
City	Northport	County	Tuscaloosa	State	AL	Zip Code 35473
Lender/Client	BankFirst					

• Summary Appraisal Report - Land: Site - Highest and Best Use

Highest and Best Use is defined as follows:

"The utilization of property to its best and most profitable use. It is that use, chosen from among reasonably probable and legal alternative uses, which is found to be physically possible, appropriately supported and financially feasible to result in highest land value." (Henry S. Harrison, Harrison's ILLUSTRATED DICTIONARY of Real Estate).

Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e. that the use determined from analysis represents an opinion, not a fact to be found.

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable cause. In the context of investment value an alternative term would be most profitable use.

In forming an opinion as to Highest and Best Use of the subject site, there are essentially four stages of analysis:

1. Physically Possible: What uses of the site are physically possible?
2. Legally permissible. What uses are permitted by zoning and deed restrictions on the site?
3. Financially feasible. Which possible and permissible use will produce a net return to the land?
4. Maximally productive. Among the feasible uses, which use will produce the highest net return or the highest present value?

Use of the site vacant:

Possible Physical Use: The physical aspects of the site provide limitations as to what can be developed. The subject lot is typical in size for residential use and is consistent with surrounding properties in the area therefore the highest and best use based on size the highest and best use both as improved and as vacant is single family residential.

Legally permissible use: The subject is either not zoned but has deed restrictions limiting use to single family residential or is zoned for single family only.

Feasible use: The most feasible use is for single family residential. This use has been validated by purchases of surrounding sites with similar structures. This use produces the highest returns with the limitations of site size.

Maximally productive: The most profitable use is single family. This has been proven by numerous similar type sales in the past several years.

Highest and Best Use as Improved:

The improvements represent the highest and best use being physically possible, legally permissible, financially feasible and maximally productive at present.

Competency Statement

The appraiser has knowledge and prior experience in appraising properties similar to the Subject, therefore the competency provision of the Uniform Standards of Professional Appraisal Practice has been satisfied. The appraiser has appraised property in the area for over 17 years and is familiar with area dynamics and property values.

The appraiser has no present or future interest or contemplated interest in the Subject Property.

Subject Photo Page

Borrower	Shikaishia Edwards & George Rudolph				
Property Address	6814 32nd St				
City	Northport	County	Tuscaloosa	State	AL Zip Code 35473
Lender/Client	BankFirst				



Subject Front

6814 32nd St
Sales Price 35,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Western Plains
View Residential
Site 26,590 sf
Quality
Age



Subject Rear



Subject Street

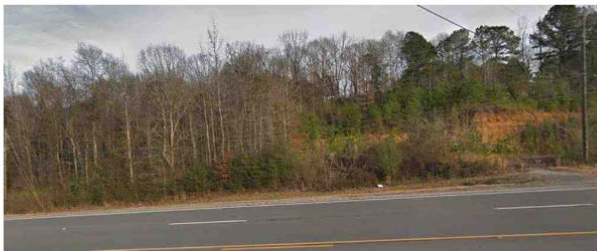
Comparable Photo Page

Borrower	Shikaishia Edwards & George Rudolph					
Property Address	6814 32nd St					
City	Northport	County	Tuscaloosa	State	AL	Zip Code 35473
Lender/Client	BankFirst					



Comparable 1

7105 Harperwood St
 Prox. to Subject 0.46 miles NW
 Sale Price 43,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Harperwood
 View Residential
 Site 39,042 sf
 Quality
 Age



Comparable 2

20-04-20-4-001-005.002 Hwy 43
 Prox. to Subject 1.65 miles NE
 Sale Price 25,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Hwy 43 N
 View Highway
 Site 22,296 sf
 Quality
 Age



Comparable 3

3009 Paddlecreek Ln
 Prox. to Subject 2.44 miles E
 Sale Price 23,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Northwood Lake
 View Residential
 Site 22,206 sf
 Quality
 Age

Comparable Photo Page

Borrower	Shikaishia Edwards & George Rudolph					
Property Address	6814 32nd St					
City	Northport	County	Tuscaloosa	State	AL	Zip Code 35473
Lender/Client	BankFirst					



Comparable 4

2400 36th St
 Prox. to Subject 2.63 miles E
 Sale Price 35,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Willie Lee
 View Mixed/Woods
 Site 7,340 sf
 Quality
 Age

Comparable 5

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

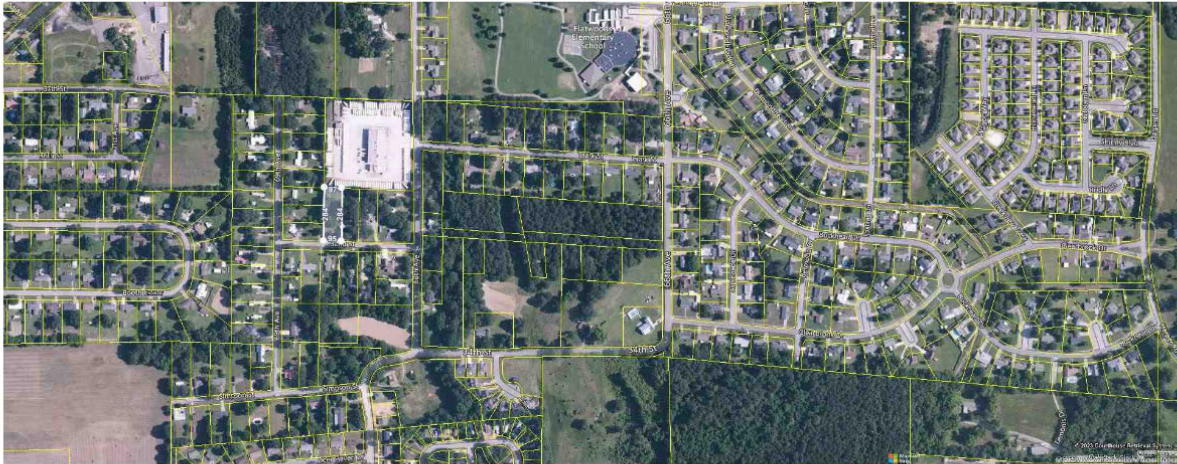
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Location Map

Borrower	Shikaishia Edwards & George Rudolph				
Property Address	6814 32nd St				
City	Northport	County	Tuscaloosa	State	AL Zip Code 35473
Lender/Client	BankFirst				



Plat Map



State of Alabama



This is to certify that

George Rutledge Richardson

*having given satisfactory evidence of the necessary
qualifications required by the laws of the State of Alabama
is licensed to transact business in Alabama as a*

Licensed Real Property Appraiser

*With all rights, privileges and obligations
appurtenant thereto.*

LICENSE NUMBER: L00350
EXPIRATION DATE: 09/30/2023

Rita Upchurch

Executive Director
ALABAMA REAL ESTATE APPRAISERS BOARD

000009249

Engagement Letter

BANKFIRST

January 26, 23

Richardson Appraisal Service
7911 Commodore Dr NE
Tuscaloosa, AL 35406

Dear Russ:

Please find enclosed our request for Appraisal/Evaluation services in the form of an engagement letter.

INTRODUCTION: This letter is for professional Appraisal/Evaluation services and represents your authorization to prepare an independent Appraisal/Evaluation Report for our borrower, Shikaishia Edwards and George Rudolph. BankFirst Financial Services is the client for this report. In addition, you shall perform this report as an independent contractor and not as an employee/partner, principal, nor agent of this Bank. This report is to be conducted on the subject property, known as:

6814 32nd St; Northport, AL 35473
(See attached, if metes and bounds legal description).

PPIN OR PARCEL NUMBER: Appraisal to include PPIN or Parcel Number.

ELECTRONIC COPY: Please provide a PDF Electronic formatted copy of the Appraisal/Evaluation to the client, BankFirst Financial Services, Attention: Monica Barton. Also, please email your billing invoice with the Appraisal.

REQUIRED CONTENTS: THE APPRAISAL/EVALUATION REPORT SHALL BE PREPARED WITH THE FOLLOWING MINIMUM GUIDELINES:

WRITTEN - This Appraisal/Evaluation Report is to be in writing and in narrative format or on a form approved by this institution and the appropriate Federal Banking Regulatory Agency. Regardless of the format chosen, the report shall conform to the minimum reporting requirements of the appropriate Federal Financial Institution's Regulatory Agencies.

CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) - This Appraisal/Evaluation Report is to conform to USPAP.

DISCLOSURE OF COMPETENCY - This Appraisal/Evaluation Report shall make an affirmative statement that the appraiser is competent to complete this report in accordance with the competency provision in USPAP. In the absence of an affirmative statement, the appraiser must disclose any lack of knowledge and/or experience for this assignment and any necessary steps taken to comply with the competency provision in the USPAP.

DEFINED VALUE - The type of value estimate desired in this report is market value. If the value to be estimated is market value, the appraiser shall use the definition of market value as it appears in the definitions section of the USPAP. Definitions of other types of values must be approved by an officer of this institution prior to acceptance of the Appraisal/Evaluation Report. No alternative definitions are acceptable to this institution.

Engagement Letter

MARKETING TIME - Appraiser to disclose opinion of marketing time.

APPRAISER INDEPENDENCE- Include in the certification required by the USPAP an additional statement that the appraiser has acted in an independent capacity and that the appraisal/evaluation assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

APPRAISER INTEREST - The Appraiser has no direct or indirect interest in the property or the transaction and/or bias with respect to the parties involved.

CLIENT - BankFirst Financial Services is the client for this report. The Appraisal/Evaluation shall be ordered/requested from an employee of this institution and payment shall be made directly from the borrower to the Lender. All documents furnished to the appraiser from this bank are to be considered confidential information to the appraiser pursuant to the disclosure requirements in the confidentiality section of the ethics provision and statement on Appraisal Standards Number 5.

ADDITIONAL REQUIREMENTS:

All Appraisal/Evaluation Reports must include a signed copy of this letter.

All Residential Appraisals must include the XML Version also.

If you have any questions regarding this assignment, please contact Monica Barton by phone at 205-469-8264 , or by email at mbarton@bankfirstfs.com.

Additional Request:

I/WE AGREE TO THE TERMS OF THIS ENGAGEMENT LETTER:

FOR BANKFIRST FINANCIAL SERVICES (THE CLIENT IN THIS ASSIGNMENT)



BANK REPRESENTATIVE
Bank Address:
54 McFarland Blvd
Northport, AL 35476


APPRAISER

1/27/2023
Date

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

2022 Property Record Card

[Print](#) [Close](#)



Parcel Info					
Parcel Number		Account #	PPin	Exempt	AMENTITES
63 31 03 07 2 003 005.000		83294	24860	Not Exempt	
Physical Addr	6809 32ND ST				
Plat Info:	Book- 0009 Page 0081				
Sub Info:	Sub Block: Lot 28				
Subdivision	WESTERN PLAINS				
Neighborhood	FLATWOODS TIER 3				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
05 - Northport	NORTHPORT	07-21S-10W	0	0.00	B-2007 P-07226 D-04/03/2007
Legal	LOT 28 IN WESTERN PLAINS SUBD				

Owner	
Name	OVERSTREET ELENORA VIRGINIA
Mailing Addr	6805 32ND ST NORTHPORT, AL 35473

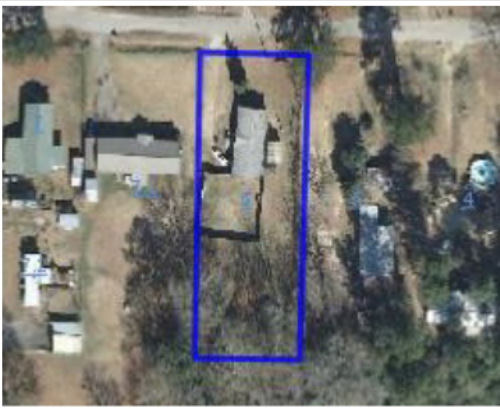
2022 Values	
Land Total:	\$7,900.00
Building Total:	\$10,600.00
Appraised Value:	\$18,500.00
Yrly Tax:	\$142.45 for 2022

Misc Improvements				
Imprv No	Type	Yr Built	Area SF	Dim
1	2568-MOBILE HOME (27)	1972	982	0 x 0
2	0142-CARPORT WOOD NO FLOOR AVERAGE	1900	238	14 x 17

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		100 (ft)	Not HomeStd

2022 Property Record Card

[Print](#) [Close](#)



Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITITES
63 31 03 07 2 003 006.000		46627	21457	H1	
Physical Addr	6813 32ND ST				
Plat Info:	Book- 0009 Page 0081				
Sub Info:	Sub Block: Lot 27				
Subdivision	WESTERN PLAINS				
Neighborhood	FLATWOODS TIER 3				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
05 - Northport	NORTHPORT	07-21S-10W	0	0.00	B-2005 P-09751 D-05/05/2005
Legal	LOT 27 IN WESTERN PLAINS SUBD				

Owner

Name	FITCH WANDA E
Mailing Addr	6813 32ND ST NORTHPORT, AL 35473

2022 Values

Land Total:	\$7,900.00
Building Total:	\$60,400.00
Appraised Value:	\$68,300.00
Yrly Tax:	\$216.34 for 2022

Misc Improvements

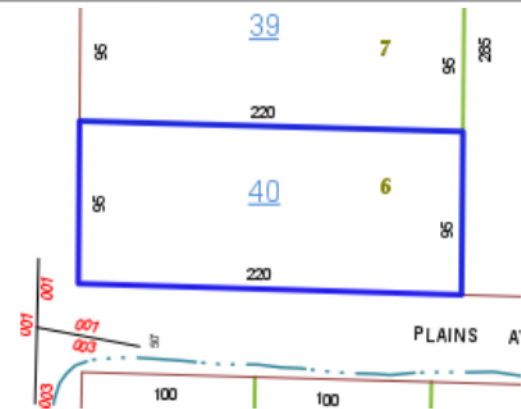
Imprv No	Type	Yr Built	Area SF	Dim
1	2569-MODULAR HOME (27H)	1988	1680	0 x 0

Land Elements

CalcType	Location	Units	IsHome
05-Front Foot		100 (ft)	Yes HomeStd

2022 Property Record Card

[Print](#) [Close](#)



Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITITES
63 31 03 07 2 001 040.000		47275	33657	H1	
Physical Addr	3201 69TH AVE				
Plat Info:	Book- 0009 Page 0081				
Sub Info:	Sub Block: Lot 6				
Subdivision	WESTERN PLAINS				
Neighborhood	FLATWOODS TIER 3				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
05 - Northport	NORTHPORT	07-21S-10W	0	0.00	B-2016 P-18443 D-08/18/2016
Legal	LOT 6 IN WESTERN PLAINS SUBD				

Owner

Name	TELLES JOSE JUAN TINOCO &
Mailing Addr	3201 69TH AVE NORTHPORT, AL 35473

2022 Values

Land Total:	\$6,900.00
Building Total:	\$22,300.00
Appraised Value:	\$29,200.00
Yrly Tax:	\$73.08 for 2022

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim
1	2568-MOBILE HOME (27)	1979	1680	0 x 0

Land Elements

CalcType	Location	Units	IsHome
05-Front Foot		95 (ft)	Yes HomeStd

2022 Property Record Card

[Print](#) [Close](#)





Parcel Info					
Parcel Number		Account #	PPin	Exempt	AMENTITES
63 31 03 07 2 001 039.000		16762	79516	Not Exempt	
Physical Addr	3205 69TH AVE				
Plat Info:	Book- 0009 Page 0081				
Sub Info:	Sub Block: Lot 7				
Subdivision	WESTERN PLAINS				
Neighborhood	FLATWOODS TIER 3				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
05 - Northport	COKER	07-21S-10W	0	0.00	B-2022 P-16186 D-05/27/2022
Legal	LOT 7 IN WESTERN PLAINS SUBD				

Owner	
Name	JOHNSON WILLIAM & KATHY JOHNSON
Mailing Addr	13640 SIMMONS DR COKER, AL 35452

2022 Values	
Land Total:	\$6,900.00
Building Total:	\$34,900.00
Appraised Value:	\$41,800.00
Yrly Tax:	\$161.7 for 2022

Misc Improvements				
Imprv No	Type	Yr Built	Area SF	Dim
1	2568-MOBILE HOME (27)	1978	1440	0 x 0

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		95 (ft)	Yes HomeStd

2022 Property Record Card

[Print](#) [Close](#)





Parcel Info					
Parcel Number		Account #	PPin	Exempt	AMENITIES
63 31 03 07 2 001 038.000		45688	43308	Not Exempt	
Physical Addr	3301 69TH AVE				
Plat Info:	Book- 0009 Page 0081				
Sub Info:	Sub Block: Lot 8				
Subdivision	WESTERN PLAINS				
Neighborhood	FLATWOODS				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
05 - Northport	NORTHPORT	07-21S-10W	0	0.00	B-2015 P-23043 D-11/30/2015
Legal	LOT 8 IN WESTERN PLAINS SUBD				

Owner	
Name	CHANDLER JOEL DAVID JR
Mailing Addr	3095 69TH AVE NORTHPORT, AL 35473

2022 Values	
Land Total:	\$6,900.00
Building Total:	\$3,200.00
Appraised Value:	\$10,100.00
Yrly Tax:	\$77.77 for 2022

Misc Improvements				
Imprv No	Type	Yr Built	Area SF	Dim
2	0185-UTILITY WOOD OR C.B. AVERAGE	1900	270	10 x 27

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		95 (ft)	Not HomeStd

2022 Property Record Card

[Print](#) [Close](#)

Parcel Info					
Parcel Number		Account #	PPin	Exempt	AMENTITES
63 31 03 07 2 001 037.000		8174	18790	H1	
Physical Addr	3305 69TH AVE				
Plat Info:	Book- 0009 Page 0081				
Sub Info:	Sub Block: Lot 9				
Subdivision	WESTERN PLAINS				
Neighborhood	FLATWOODS TIER 3				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
05 - Northport	NORTHPORT	07-21S-10W	0	0.00	B-2019 P-21241 D-09/06/2019
Legal	LOT 9 IN WESTERN PLAINS SUBD				

Owner	
Name	FIGUEROA EMERSON A
Mailing Addr	3305 69TH AVE NORTHPORT, AL 35473

2022 Values	
Land Total:	\$7,000.00
Building Total:	\$26,100.00
Appraised Value:	\$33,100.00
Yrly Tax:	\$85.24 for 2022

Misc Improvements				
Imprv No	Type	Yr Built	Area SF	Dim
1	2568-MOBILE HOME (27)	1996	1280	0 x 0

Land Elements			
CalcType	Location	Units	IsHome
05-Front Foot		96 (ft)	Yes HomeStd

2022 Property Record Card

[Print](#) [Close](#)



Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENITITES
63 31 03 07 2 001 041.000		49075	69530	Not Exempt	
Physical Addr	6810 32ND STREET				
Plat Info:	Book- 0009 Page 0081				
Sub Info:	Sub Block: Lot 4				
Subdivision	WESTERN PLAINS				
Neighborhood	FLATWOODS TIER 3				
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D
05 - Northport	NORTHPORT	07-21S-10W	0	0.00	B-2002 P-08933 D-05/07/2002
Legal	LOT NO 4 OF WESTERN PLAINS SUBD				

Owner

Name	HATHCOCK MARY ANN
Mailing Addr	13225 CAMPGROUND RD NORTHPORT, AL 35475

2022 Values

Land Total:	\$7,400.00
Building Total:	\$17,900.00
Appraised Value:	\$25,300.00
Yrly Tax:	\$194.81 for 2022

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim
1	2568-MOBILE HOME (27)	1971	720	0 x 0
2	0148-CARPORT WOOD FLOOR LOW COST	1900	576	24 x 24
3	0181-UTILITY STEELOR ALUM. PREFAB AVERAGE	1900	70	10 x 7
4	0308-WOOD DECK SOFTWOOD WITH RAIL	1900	84	7 x 12

Land Elements

CalcType	Location	Units	IsHome
05-Front Foot		93 (ft)	Not HomeStd

City of Northport
Planning and Zoning Commission – March 21, 2023
Staff Report

Case: R-4-23
Applicant: Hightown Properties
Location: 3705 26th Avenue
Request: Rezoning

Hightown Properties, LLC is requesting rezoning of approximately .62 acres from RS-1 (Single Family Residential) to C-6 (Highway Commercial) located at 3705 26th Avenue. The property is adjacent to C-6 zoning and meets the technical requirements for the rezoning request. However, the property is not located along a highway. The petitioner is proposing an office warehouse development for this parcel and the adjacent property. Any allowable use in C-6 zoning would be allowed on this property, if rezoned. An office warehouse use would require conditional use approval.

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

DEADLINE FOR SUBMITTAL IS NOON ON _____

HEARING DATE _____

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

Paige Howard

APPLICANT NAME

3026 Saratoga Ln

Tuscaloosa, AL 35406

ADDRESS

205-765-1715

DAYTIME TELEPHONE**FAX NUMBER**

yellowhammerfirm@yahoo.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: Hightown PropertiesGeneral Location or Address of Subject Property: 3705 26th AveCurrent Use: VACANT LOT

Prior Action(s) on Subject Property: _____

Describe briefly the proposed use and character of any proposed development: See attached letter

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>Paige Howard</u>	DATE: _____
PRINT NAME: <u>Paige Howard</u>	

Received: _____ Date: _____

RZ

Revised 08/12

This instrument was prepared by:
T. Wade Wilson
Gilmore, Rowley, Crissey & Wilson,
Attorneys at Law, LLC
1905 7th Street
Tuscaloosa, AL 35401
(205) 752-8338

Source of Title: Deed Book 2017, at Page 26360

DEED Book 2022 Page 30285
Recorded: 12/8/2022 3:26:52 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING6/mmdavidson
Tran: 46033
Probate Judge Fee \$2.00
Deed Tax \$65.00
Recording Fee - By Page Count \$12.00
Source of Title \$1.00
Total: \$80.00

STATE OF ALABAMA)
)
COUNTY OF TUSCALOOSA)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Alfredo Jesus and Magdalena Diego Juan, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Hightown Properties, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), the following described property, lying and being in the County of Tuscaloosa State of Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
AS IT SET OUT FULLY AT THIS POINT.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Tuscaloosa County, Alabama.

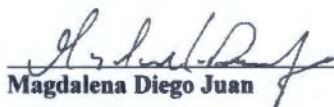
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals

this the 7 day of December, 2022.


Alfredo Jesus


Magdalena Diego Juan

STATE OF ALABAMA)
)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Alfredo Jesus and Magdalena Diego Juan**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7 day of December, 2022.


NOTARY PUBLIC

My Commission Expires: 10.28.25



EXHIBIT "A"

Lot 1 of Willie Lee White property survey of the City of Northport, as recorded in Plat Book 5, @ Page 154, in the Probate Office of Tuscaloosa County, Alabama.

All of that portion of the Willie Lee White property survey of the City of Northport, as recorded in Plat Book 5, @ Page 154, in the Probate Office of Tuscaloosa County, Alabama, described as: Being a line drawn from the SE corner of Lot 1 of said survey in a Northerly direction 206 feet following the East boundary of Lots 1, 2, 3 & 4; thence at a right angle turn Westerly 110 feet; thence at a right angle turn Southerly 206 feet to the Southern boundary of Lot 1; thence turn at a right angle 110 feet to the SE corner of Lot 1.



City of Northport Designation of Agent Form

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

I, PAIGE HOWARD, being owner of the property which is the subject of this application
hereby authorize Herndon, Hicks & Associates, 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: Paige Howard

Date: 2-13-23

Property Owner Mailing Address: 3026 Saratoga Lane
Tuscaloosa, AL 35406
Phone Number: 205-765-1715

Authorized Agent Mailing Address: 2728 Lurleen Wallace Blvd
Northport, AL 35476
Phone Number: 205-333-0003

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Beverly Dyer, a Notary Public in and for said County and State, hereby certify
that Paige Howard, 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 13th day of February, 2023

Beverly Dyer
Notary Public

My Commission Expires: 10-20-26

HIGHTOWN PROPERTIES, LL

Hightown Business District

PROJECT OWNER: Paige Howard • BUILDER: Jimmy Burns • ENGINEER: Jonathan Bonne

PROJECT ADDRESS: Hightown Road • Northport, AL 35473





Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alfredo Jesus
Mailing Address Magdalena Diego Juan
3120 32nd Street
Northport, AL 35476

DEED BOOK 2022 Page 30288
Grantee's Name Tuscaloosa Properties LLC
Mailing Address 1006 Savatoga Lane
Tuscaloosa, AL 35406

Property Address 3705 26th Ave.
Northport, AL 35473

Date of Sale 12/07/2022

Total Purchase Price \$ 65,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/7/22

Print

Sarah Massengale

Unattested

Sign

Sarah Massengale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

February 13, 2023

City of Northport Planning Commission
Northport, Alabama 35476

RE: Rezoning of property on or near 3705 26th Avenue

To Whom It May Concern:

Please include of rezoning submittal for the above referenced property on your March agenda. The property is currently zoned RS and our client would request a rezoning to C6. The C6 zoning joins the subject property on the south and the east. The client intends to add this property with other properties under her control in the C6 district. Eventually, she will be coming before this board to re-subdivide these properties into one lot. Attached is a highlighted tax map, deed, conceptual pictures and designation of agent. If you have any questions, please feel free to call.

Sincerely,



David R. (Bobby) Herndon
President

Attachment

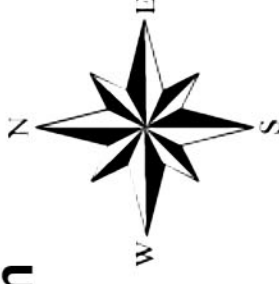
hhasurveyors.com
2728 Lurleen Wallace Boulevard
Post Office Box 508
Northport, Alabama 35476
Phone: (205) 333-0003

Zoning

-  General Commercial
-  Commercial Highway
-  Office and Institutional
-  Residential Single-Family - 1
-  Residential Single-Family - 2
-  Subject Property

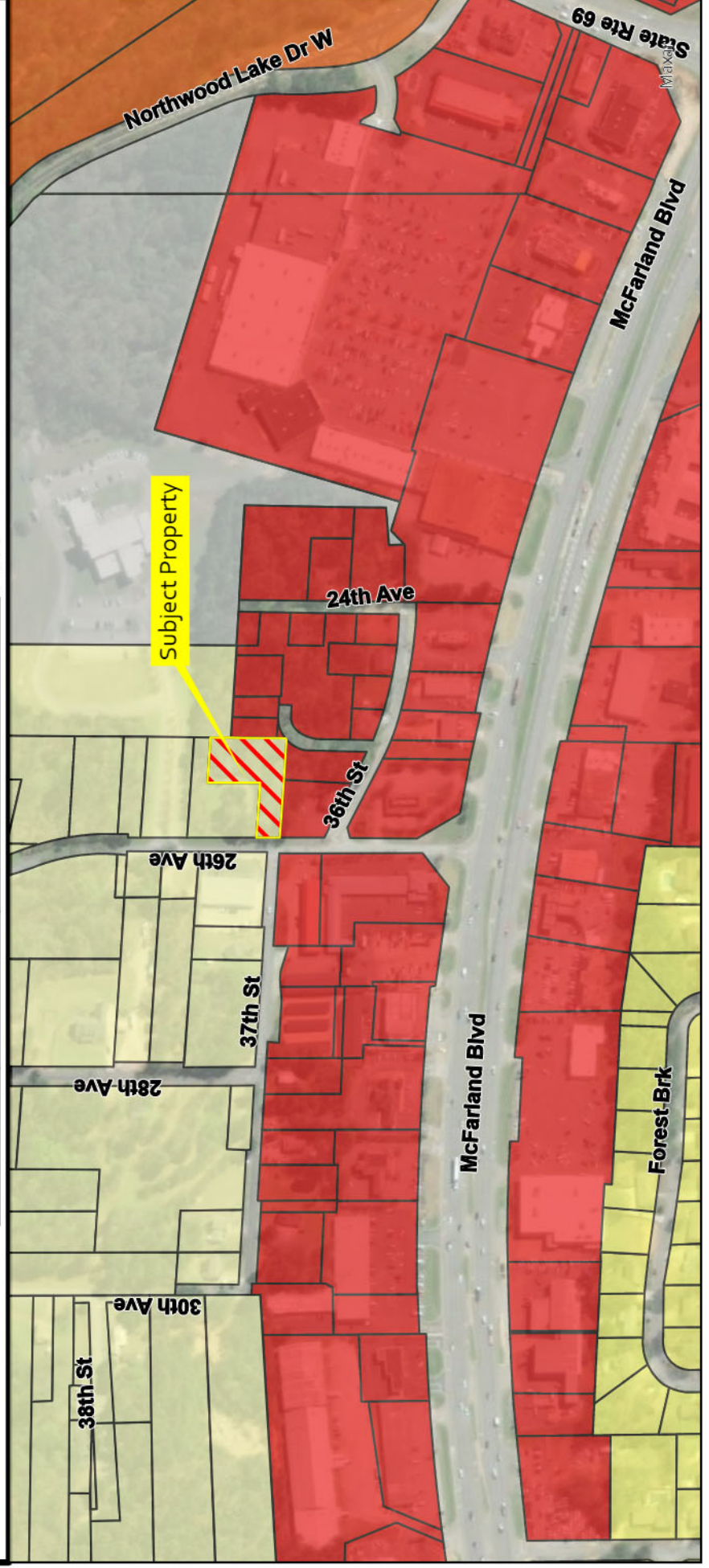
City of Northport Planning & Zoning Commission

Rezoning



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.

0 375 750 1,500 Feet



**Table 4-1
TABLE OF PERMITTED USES**

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Agricultural Uses:</i>												
Agricultural/Farming		P										
Forestry	x	P										
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Agricultural Support :</i>												
Farm Equipment sales/repair		C						P	P	C		
Farm produce sales		P						P				
Farm produce supply		P						P	P	C		
Farm product processing		C							C	C		
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Nurseries:</i>												
Wholesale		C						C	C	C		
Retail							P	P				
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Residential Uses:</i>												
Single Family Detached		P	P	P								
Multi-Family	x			P		C	C					
Manufactured /Modular Home Subdivision	x	C		C								
Manufactured Home Park	x	C		C								
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Institutional Uses:</i>												
Schools – Public/Private			C	C	P	P						
Cemetery		P		C	P	P	P					
Place of Worship	x	P	C	P	P	P	P					
Community Center	x		C	P	P	P	P					
Daycare	x			C	P	P	P					
Group Homes	x		C	C	P	P	P					
Nursing Home/ Assisted Living Facility	x			C	P	P	P					

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Office Uses:</i>												
Business/Professional Office					P	P	P	P	C	C		
Bank or Financial Svs.					P	P	P	P	C			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Commercial & Entertainment Uses:</i>												
Auto Accessory Store	x						P	P				
Barber/Beauty Shop					P	P	P	P				
Building Material Sales	x						C	P	P	P		
Commercial or trade school					C	C	P	P	P	P		
Convenience Store (no fuel)	x					P	P	P				
Dance/Gymnastics Studio					C	P	P	P				
Entertainment, Indoor						C	P	P				
Entertainment, Outdoor								C				
Garden Center or Nursery						C	P	P	P	P		
General Retail, Enclosed						P	P	P				
Greenhouse/Farm Produce Sales		P						P	C			
Home Improvement Ctr.							C	P	P			
Pawn/Smoke/Tattoo Shops ¹								P				
Recreation, Indoor						C	P	P				
Restaurant, Eat-In	x					P	P	P	P	C		
Tavern							P	P	P	C		
Shopping Center						P	P	P				
Veterinary Office/kennel	x	P			C	P	P	P	P			
Payday Loan/ Title Loan/We Buy Gold/Check Cashing ¹								P				
Medical Cannabis Dispensing Site								P				

¹Ordinance 1814 established a 1,500 foot radius separation between payday loan, title loan, pawn shops, we buy gold businesses, check cashing businesses. Ordinance 1814 also established a 3,000 foot radius separation for Tattoo Shops. All existing business at the time this ordinance was enacted is allowed a one time relocation within a C-6 zone without compliance with the density limits contained in this ordinance. See Appendix C. Ordinance 1975 amended Ordinance 1814.

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Road Service Uses</i>												
Auto repair, paint/body	x						P	P	P	P		
Car Wash	x					P	P	P	P	P		
Flea market							C	C	C			
Gasoline/service station							C	P	P	P		
Hotel/Motel							P	P				
Outdoor/Drive-In Theatre	x	C						C	C			
Restaurant, Fast Food						C	P	P	P			
Small Engine Repair							P	P	P			
Vehicle Sales or Rental							C	P	P			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Shopping Center</i>												
Regional Shopping Ctr. 500,000+ sf. Floor area							P	P				
Neighborhood Shopping Ctr.	x					P	P	P				
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Commercial Support:</i>												
Bottling plant/bakery	x							P	P	P		
Contractor storage yard	x							C	P	P		
Printing/publishing	x							P	P	P		
Recycled materials collection/storage	x							C	P	P		
Sales/minor storage of gaseous fuels	x							P	P	P		
Sales/repair of heavy equipment								C	P	P		
Veterinary Office/kennel w/outdoor pens		C							C			
Warehouse								C	P	P		
Mini-warehouse	x							C	P			
Office Warehouse	x							C	P			
Wholesale distributor								C	P	P		

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Commercial Recreation Uses</i>	X											
Miniature Golf/driving range		C						C	C			
Amusement Park									C			
Fairground		C							C			
Amphitheater									C			
Race track		C							C	C		
Stadium/arena									C	C		
Skate Rink		C					C	P	C			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Recreational Rental Dwellings</i>	X											
Campground		C							C	C		
Cottages/cabins		C							C	C		
Recreation vehicle park		C							C	C		
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Recreational Uses:</i>												
Golf Course		P										
Park		P	P	P	P	P	P	P	P	P		
Tennis Court			P	P								
Swimming Pool			P	P								
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Public Service Uses:</i>												
Communication Tower	X	P			P		C	P	P	P		
Hospital	X				C	C	C	C	C			
Municipal Office/Facility		C			P	C	P	P	P			
Public Utility			C	C	P	P	P	P	P	P		
Utility service yard or garage		C				C	C	P	P	P		
Solid waste disposal facility										P		

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2		DTR*
<i>Industrial Uses:</i>												
Bulk storage of chemicals or fuels	X								C	C		
Commercial incinerator	X								C	C		
Food processing/packing	X								C	C		
Freight/trucking terminal									C	C		
Manufacture of building materials									C	P		
Manufacture/storage of explosives	X								C	C		
Manufacturing									C	P		
Outdoor storage of machinery									C	P		
Recycled materials processing									C	C		
Scientific testing/research laboratory									C	P		
Slaughterhouse	X								C	C		
Storage of sand/gravel/blocks	X								C	P		
Salvage Yard (Auto,etc)	X								C	C		
Mine/quarry	X	C							C	C		
Warehouse, Distribution									C	P		

****Downtown/Riverfront – See Core City Zoning & Design Standards (Article VII)***

In addition to Table 4-1, the following regulations regarding permitted uses are established:

A. Existing garage apartments in the Residential (RS), Residential/Commercial/Institutional (RCI), and Historic Neighborhood (HN) Districts are permitted uses and may be improved within the existing structure, but there shall be no increase in the number or size of dwelling units in the structure. No new garage apartments are permitted in any district in the City. When existing garage apartments are improved, off-street, paved parking spaces shall be provided and any required bufferyards shall be installed.

B. Uses not listed in Table 4-1 or Section 402 are not permitted in any district except pursuant to Article XI, which provides for interpretation of uses, or Article IX, which provides for nonconformities.

C. Although a use may be indicated as permitted or conditionally permitted in a particular district, it does not follow that such a use is permitted or permissible on every parcel in such district. No use is permitted or permissible on a parcel unless it can be located thereon in full compliance with all of the performance standards and other regulations of this Ordinance applicable to the specific use and parcel in question.

City of Northport
Planning and Zoning Commission – March 21, 2023
Staff Report

Case: S-4-23
Applicant: Eddy Wiggins
Location: East of Highway 43, south of Owen Parkway
Request: Preliminary Plat

TTL, Inc. is requesting preliminary plat approval of approximately 14.9 acres located east of Highway 43 and south of Owen Parkway. The plat consists of two lots. The petitioner is requesting the following waivers:

Landscaping
Master Plan
Sidewalks

The petitioner is asking the Commission to waive the landscaping requirements in the subdivision regulations. The landscaping requirements from the zoning ordinance will be enforced with the property is developed.

The petitioner is asking the Commission to waive the requirements for a master plan. The property owner does own 20 acres of contiguous land which would require a master plan. However, the additional land is in a platted subdivision and there are no further plans to subdivide this land.

The petitioner is requesting a waiver from sidewalks on Highway 43. ALDOT has not provided the petitioner with a concurrence letter and is differing the waiver to the Commission. The Commission has the authority to waive the sidewalk construction, waive the construction with payment into the sidewalk fund, or require the owner to construct the sidewalks.

Any action on this item will require the affirmative vote of six Commission members.

No image found for
this file, click here to
upload an image.

 **PERMIT PROJECT**
FILE #: 23-000255
3704 HIGHWAY 43 NORTHPORT AL 35473
EDWARD WIGGINS, JR.



PERMIT #: PPA23-000003

Permit Type

Preliminary Plat Application

Subtype

Preliminary Plat Application



Work Description:

Edward Wiggins, Jr.

Applicant

Michael Renfroe



Status

Payment Needed



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

477.50

Permit Fees

7.85

Total Amount

485.35

Amount Paid

400.15

Balance Due

85.20

☐ Non-Billable



PERMIT DATES

Application Date

02/14/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

31 03 05 4 001 003.001

31 03 08 1 001 001.001

Contact

I Am The

Engineer



Property Owner

PRO-BUILT CONSTRUCTION LLC - EDDY WIGGINS



Engineer

TTL, Inc. - Michael Renfro



Surveyor

TTL, Inc. - Eric Hamner



PROJECT INFORMATION

Number of Adjacent Property Owners

25

In City Limits?

Yes



Current Zoning

C-3



Change in Zoning Requested

C-3



Total Acreage

14.7

Total Lots

2

Is this property over 20 acres or part of a master plan?

No



Date of Predesign/Pre-application Meeting

02/09/2023

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

On the East side of Highway 43 N, roughly 2200 feet North of McFarland Boulevard.

Will any waivers be requested?

Yes

Waivers

Landscaping and Master Plan

Submittal Requirements

Copy of Plat

1 - 230465.Preliminary Plat.pdf



Legal Description

2 - 230465.Legal Description.pdf



Notarized Designation to Authorize Agent Form (Click to Download)

3 - Designation of Agent.pdf



Waiver

4 - 230465.Waiver Request Letter.pdf



Other Submittal Documents

5 - 230465.Mailing Labels.pdf



Checklist

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.**

Names and addresses of current record (as per the tax assessors records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc

Yes



Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.

Yes



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

Yes



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

Yes	▼
Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names	
Yes	▼
Rights-of-way, easements, alleys, location and proposed widths	
Yes	▼
Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.	
Yes	▼
Any pertinent topographic features existing on the site	
Yes	▼
Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data	
N/A	▼
Location and dimensions of existing storm and sanitary sewers, and water lines	
N/A	▼
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	
Yes	▼
A vicinity sketch showing location of proposed site in relation to existing major streets, etc	
Yes	▼
Width of all proposed paving in the proposed project from back to back of curb	
N/A	▼
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	
N/A	▼
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	
Yes	▼
The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property	
N/A	▼
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	
Yes	▼
Street cross-section, showing proposed construction and statements concerning type of material to be used in construction	
N/A	▼
Location of proposed sidewalks	
N/A	▼
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	
N/A	▼
Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork)	
Yes	▼
This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations	
Yes	▼

All of the above information has been completed or marked N/A.

Initial
MR

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.**

Signature

signature.png



Official Use Only

Planning Commission Meeting Date

Deadline Date

FEES



FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				202.50	
Convenience Fee		1.0	7.8500	7.85	
Plan Check Fees				477.50	
Permit Fees				7.85	
Total Fees				485.35	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
02/14/2023	Cred	AK1AA291F	PPA2	4859	- Michael	400.15	
Amount Paid						400.15	
Balance Due						85.20	



3516 Greensboro Avenue
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

The intent is to describe parcel 63 31 03 05 4 001 003.001.

Lot 1R of the Resurvey of Lots 1 & 3 Gloryland Subdivision, a map or plat of which is recorded in Plat Book 2012 at Page 132 in the Office of the Judge of Probate of Tuscaloosa County, Alabama.

The intent is to describe parcel 63 31 03 08 1 001 001.001.

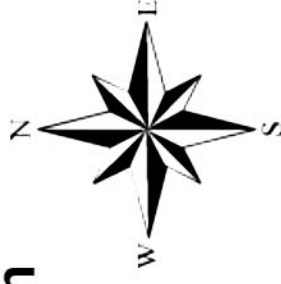
Commence on a concrete monument at the Northeast corner of Section 8, Township 21 South, Range 10 West; thence run for 489.36 feet westerly along the North line of said Section 8 to an iron pipe; thence with a deflection angle to the left of 123°00' run for 116.63 feet southeasterly to a set capped rebar and the Point of Beginning; thence continue along said line for 143.37 feet southeasterly to a set capped rebar; thence with an interior angle to the left of 90°00' run for 239.15 feet to a set capped rebar at the intersection of the northeasterly right-of-way of U.S. Highway No. 43; thence with an interior angle to the left of 107°06' run for 150.00 feet northwesterly along said right-of-way to a set capped rebar; thence with an interior angle to the left of 72°54' run for 283.24 feet northeasterly to the Point of Beginning. Said described property has a closing angle of 90°00', contains 0.86 acres, more or less, and lies in the Northeast Quarter of the Northeast Quarter of Section 8, Township 21 South, Range 10 West.

Zoning

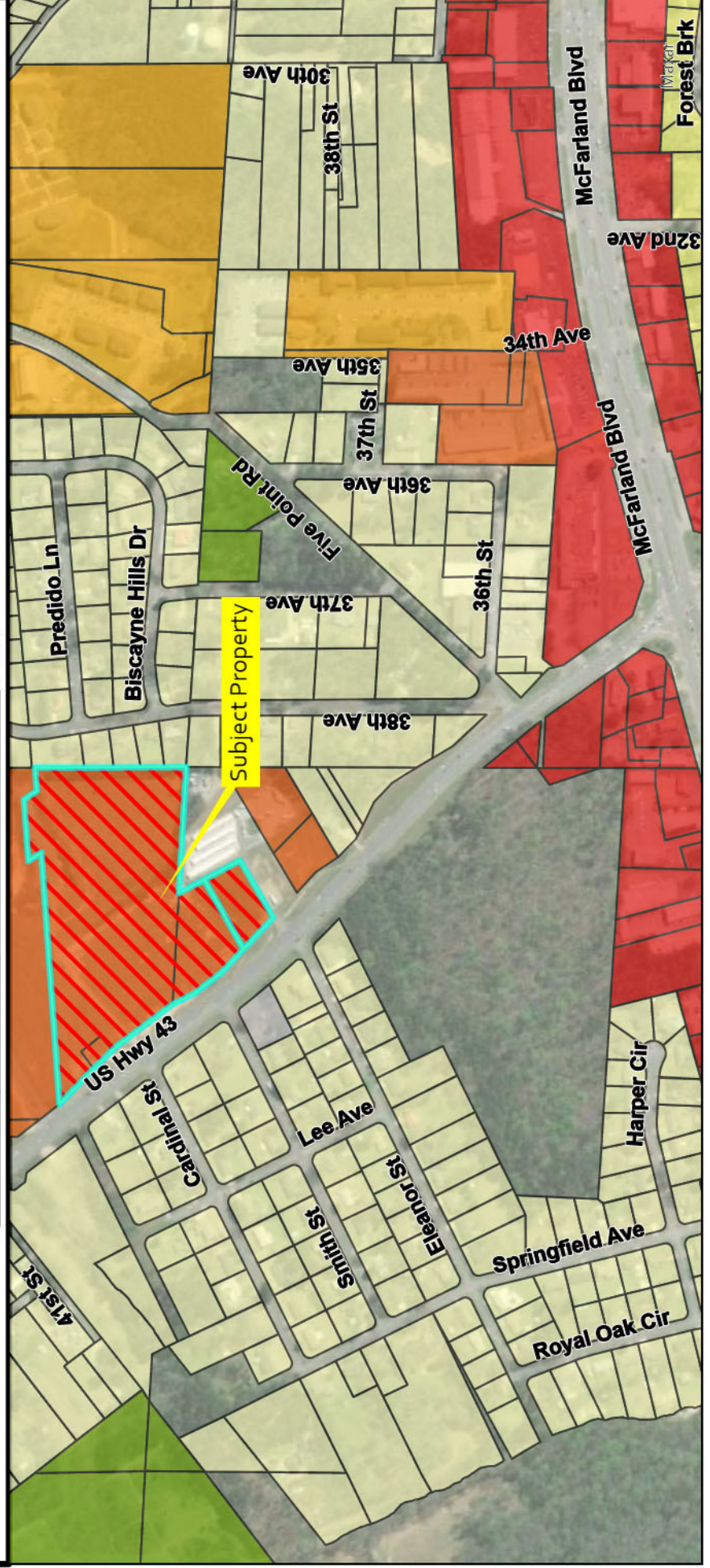
City of Northport Planning & Zoning Commission

Preliminary Plat

-  Agriculture
-  General Commercial
-  Commercial Highway
-  Office and Institutional
-  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.





3516 Greensboro Avenue
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

March 9, 2023

Julie Ramm
Director of Planning & Inspections
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: Burnum Hahn (TTL Project 23-01-00465.00)
Waiver Request Letter

Dear Ms. Ramm:

We are writing on behalf of the Petitioner to request a variance from the subdivision regulations for the proposed lot line relocation located on the east side of Highway 43N, roughly 0.4 miles north of McFarland Boulevard.

The following variances are requested:

1. Waiver for Landscaping Requirements:
 - We are requesting a variance from landscaping requirements because there are no immediate plans for development. The landscaping requirement shall be met during the permitting phase of any development.
2. Waiver for Preliminary Master Subdivision Plan Requirements:
 - We are requesting a variance from the Preliminary Master Subdivision Plan requirements because there is no plan to further subdivide the property.
3. Waiver for Sidewalk Requirements:
 - We are requesting a variance from the sidewalk requirements because the Tuscaloosa Area Bicycle and Pedestrian Plan 2020 does not require any sidewalk in this area.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,

TTL, INC.

Douglas J. Varnon, P.E., CFM
Senior Project Manager

cc: File



Kay Ivey
Governor

ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52
OFFICE OF THE DISTRICT ADMINISTRATOR
2715 East Skyland Boulevard
Tuscaloosa, Alabama 35405
Telephone: 205-554-3280



John R. Cooper
Transportation Director

March 14, 2023

TTL USA
3516 Greensboro Ave
Tuscaloosa, AL, 35401

Attn: Mr. Doug Varnon

Re: Sidewalk Requirements
Tuscaloosa County

Dear Mr. Varnon,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-13 from milepost 198.48 to 198.58.

If you have any questions, contact Ms. Darby Campbell at (205) 554-3239.

Respectfully,

Kevin Williamson, P.E.
District 52 Administrator

LKW/ DC

Enclosures

cc: File w/ Attachment

City of Northport
Planning and Zoning Commission – March 21, 2023
Staff Report

Case: S-5-23
Applicant: Northport Church of God
Location: 2412 Lurleen B. Wallace Boulevard
Request: Preliminary Plat

Northport Church of God requests preliminary plat approval of approximately 3 acres located at 2412 Lurleen B. Wallace Boulevard. The plat will combine 13 existing lots into one lot. The following waivers are requested:

Sidewalk Construction
Right-of-way dedication
Half-Street Improvements

The petitioner is requesting a sidewalk waiver along Lurleen Wallace Boulevard, 27th Street, and 20th Avenue. There are no sidewalks in the near vicinity of the property. However, the Planning Commission granted a waiver to install sidewalks with payment into the sidewalk fund to Bama Pediatric Subdivision, which is adjacent to this property. The petitioner has also requested a letter from ALDOT requesting their concurrence on the waiver along their ROW.

The Planning Commission also granted a waiver for half-street improvements to the Bama Pediatric Subdivision. The Commission denied a waiver for ROW dedication to the same subdivision.

Any action on this item will require the affirmative vote of six Commission members.

Preliminary Subdivision Plat Approval

City of Northport
3500 McFarland Blvd.
Northport, AL 35476
205-333-3002

Date of Application. _____

1. Name of Subdivision Northport Church of God Subdivision
2. Name of Applicant: Northport Church of God Phone: 205-339-5115
Full Address: 2412 Lurleen B. Wallace Blvd, Northport, AL 35476
3. Name of Agent Designated by Owner: Duncan Coker Associates, P.C.
Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
4. Owner of Record: Northport Church of God Phone: 205-339-5115
Full Address: 2412 Lurleen B. Wallace Blvd, Northport, AL 35476
5. Engineer: Duncan Coker Associates, P.C. Phone: 205-561-0808
Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
6. Land Surveyor: Duncan Coker Associates, P.C. Phone: 205-561-0808
Full Address: 302 Merchants Walk, Suite 250 Tuscaloosa, AL 35406
7. Subdivision Location: On the East side of 20th Avenue (Street)
_____ Feet _____ (Direction) of _____
8. Total Acreage: +/- 3 Acres Zone: C-3 Number of Lots: 1
9. Tax Map Parcel I.D. #: Various (see attached)
10. List any Requested Waivers: Sidewalk construction, 1/2 street improvements, R.O.W. Dedication
11. Date of any Pre-Application Conference: 2/2/2023
12. Attach Names and Addresses of Adjacent Property Owners.
13. Attach **Sixteen (16) folded copies** of the Proposed Preliminary Plat with electronic copy in Autocad or Microstation. **If this is not submitted at the time the application is submitted it will not be placed on the agenda.**
14. Attach three (3) copies of a Construction Plan Including: Erosion Control Plan, Street Plans, Profiles, and Other Required Plans.
15. Described contiguous undeveloped land holdings in the same ownership and number of acres: None

I understand that this application is subject to review prior to formal acceptance for processing for a hearing by the planning and Zoning Commission; that I will be notified in writing upon acceptance (or if unacceptable, the reasons thereof) and the date

CITY OF NORTHPORT PRELIMINARY PLAT CHECKLIST

Name of Plat: Northport Church of God Subdivision

Developer: Northport Church of God

Developer's Engineer/Surveyor: Duncan Coker Associates, P.C.

All preliminary plats submitted to the Northport Planning and Zoning Commission shall include with the application the preliminary plat checklist. Please check accordingly before submittal.

- ☒ Name and address of owners and the designer of the plat. Said designer shall be a land surveyor 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, 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.
- None ☐ Proposed storm drains, sanitary sewer with approximate sizes and design data.
- Not identifiable ☐ Location and dimensions of existing storm and sanitary sewers.
- ☒ 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.
- N/A ☐ Erosion control measures to be used during construction of the subdivision as required by article XI.
- N/A ☐ 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.

N/A ☐ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.

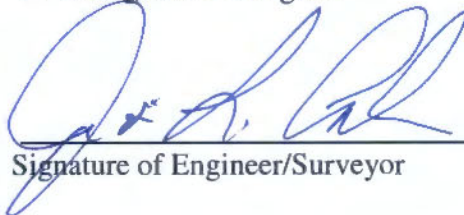
☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.

☒ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.

N/A - waiver request ☐ 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.

☒ Designation of Agent.



Signature of Engineer/Surveyor

2/14/2023

Date

scheduled for such hearing to be held within thirty (30) days subsequent to such acceptance.

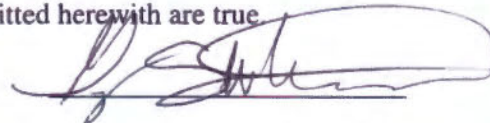
Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into this present owner as recorded in the County Recorder of Deeds (County Clerk) Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the Contract of Sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF Alabama

COUNTY OF Tuscaloosa

I, Greg Strickland hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.



2412 Lurleen B. Wallace Blvd

(Mailing Address)

Northport AL, 35476

Subscribed and sworn to before me this 13TH day February


Notary Public

My Commission Expires: July 23, 2025

TO BE COMPLETED BY THE CITY OF NORTHPORT

Fee Collected: \$ _____ Received By _____ Date _____

Application is accepted for processing and is scheduled for hearing by the Planning and Zoning Commission at 6:00 p.m. on _____ in the Council Chambers at City Hall.

Departmental Secretary

Date

**DESIGNATION OF AGENT
CITY OF NORTHPORT
PLANNING AND ZONING DEPARTMENT**

I, Northport Church of God, being the owner of the property which is the subject of this application (Northport Church of God Subdivision) hereby authorize Duncan Coker Associates, P.C. to act as my representative with the City of Northport's Zoning Board of Adjustment, and/or Planning and Zoning Commission as required by the type of request listed hereon.

Such representation shall be for all purposes concerning any matter, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.



Property Owner's Signature

Greg Strickland, Pastor

2-13-2023
Date

STATE OF ALABAMA

*
*
*

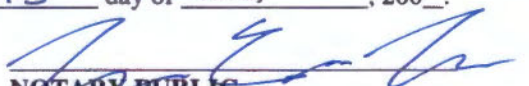
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Greg Strickland, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13TH day of February, ~~200~~ ²⁰²³.

SEAL




NOTARY PUBLIC

My Commission Expires: JULY 28, 2025

Parcel Numbers
63-31-02-10-3-016-003.000
63-31-02-10-3-016-004.000
63-31-02-10-3-016-005.000
63-31-02-10-3-016-005.001
63-31-02-10-3-016-006.000
63-31-02-10-3-016-007.000
63-31-02-10-3-016-008.000
63-31-02-10-3-016-009.000
63-31-02-10-3-016-010.000
63-31-02-10-3-016-011.000
63-31-02-10-3-016-012.000
63-31-02-10-3-016-013.000
63-31-02-10-3-016-014.000

SUBDIVISION WAIVER REQUEST

Project: Northport Church of God Subdivision

Date: March 2, 2023

Waiver Request 1 - Sidewalk Construction

The developer requests a waiver from the requirement to construct sidewalks along the roadway frontages of Lurleen B. Wallace Blvd (LBW), 27th Street, 24th Street, and 20th Avenue. Along Lurleen B. Wallace Blvd., ALDOT sidewalks are not recommended at this location according to the "Tuscaloosa Area Bicycle and Pedestrian Plan 2020", from which the attached Figure 9 identifies the subject property. The "Tuscaloosa Area Bicycle and Pedestrian Plan 2020" also does not recommend sidewalks along 27th Street or 24th Street. Additionally, installation of sidewalks along 27th Street, 24th Street, or the subject East side of 20th Avenue would eliminate a significant number of parking spaces serving the church properties. Correspondence has been requested from ALDOT in regards to their concurrence of the waiver of sidewalks along LBW.

Waiver Request 2 – Right-of-Way Dedication

The developer requests a waiver from the right-of-way dedication requirement along 24th Street and 20th Avenue. Dedication of such right-of-way along 20th Avenue would eliminate a significant number of parking spaces serving the church properties, a majority of which were constructed under a City of Northport Land Disturbance Permit in 2012 / 2013. Dedication of right-of-way along 24th Street would also eliminate some of the church parking, but would also negatively impact the existing entrance and drop-off into the primary sanctuary of the church.

Waiver Request 3 – Half-Street Improvements

The developer requests a waiver from the requirement of half street improvements along 24th Street, 27th Street, and 20th Avenue. Half-street improvements along either of the travel ways is not realistic with the neighboring developed properties. Additionally, half-street improvements along 20th Avenue or 24th Street would eliminate a significant number of church parking spaces, a majority of which were constructed under a City of Northport Land Disturbance Permit in 2012 / 2013. Furthermore, half-street improvements along 24th Street would also negatively impact the existing entrance and drop-off into the primary sanctuary of the church. The developer does agree to eliminate two (2) existing parking spaces at the Northeast corner of the intersection of 24th Street and 20th Avenue to allow for the proper placement of a stop sign for the West bound traffic along 24th Street as requested by the Engineering staff.

Attachments: Tuscaloosa Area Bicycle and Pedestrian Plan 2020 – Figure 9

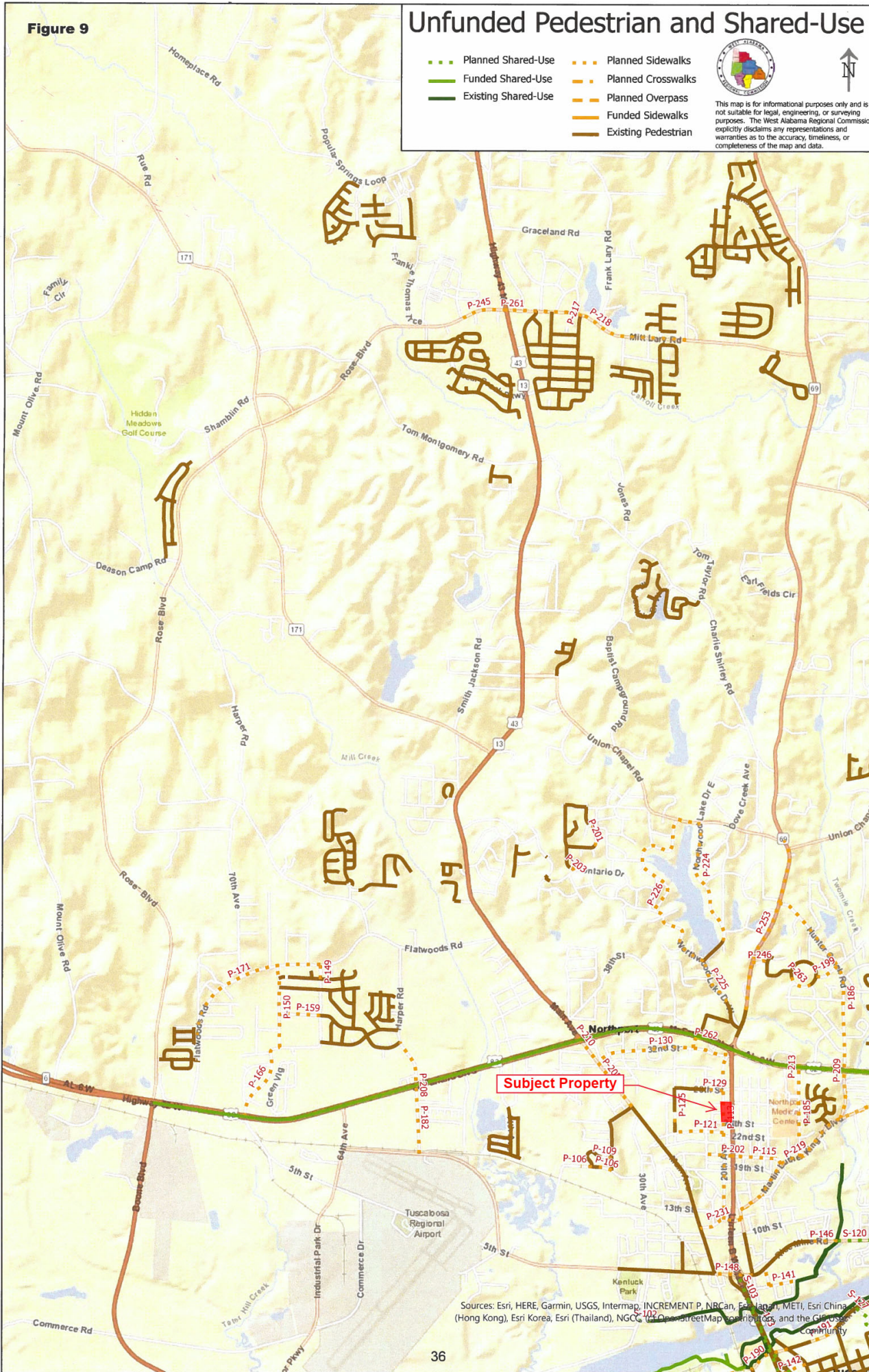
Figure 9

Unfunded Pedestrian and Shared-Use

- Planned Shared-Use
- Funded Shared-Use
- Existing Shared-Use
- Planned Sidewalks
- Planned Crosswalks
- Planned Overpass
- Funded Sidewalks
- Existing Pedestrian



This map is for informational purposes only and is not suitable for legal, engineering, or surveying purposes. The West Alabama Regional Commission explicitly disclaims any representations and warranties as to the accuracy, timeliness, or completeness of the map and data.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, ~~Esri~~ OpenStreetMap contributors, and the GIS User Community

Ms. Julie Ramm
City of Northport Planning Director

March 2, 2023

RE: S-5-23: Northport Church of God Subdivision
Owner/Developer: Northport Church of God

Dear Ms. Ramm:

We are in receipt of staff comments from the review of the preliminary plat for the Northport Church of God, a Resurvey of Lot 1, 4, and 6 of Block A McGee Subdivision and Lots 1, 2, 3, 6, 7, 8, West portion of Lot 9, 12, 13, of Block 1 Kennedy's Addition. On behalf of the Northport Church of God, our responses to the review comments are noted below in italics and have also been updated on the preliminary subdivision plat.

Engineering & Utilities

1. Comment: The location for the note near the southwest corner about the two parking spaces to be removed appears to be slightly off.
Response: *Note and markings adjusted accordingly.*
2. Comment: Show sanitary sewer that crosses the site from Lurleen Wallace Blvd. to 20th Avenue.
Response: *Sanitary sewer shown as taken from the City of Northport GIS mapping and indicated a 20 ft. easement along such sanitary alignment. Following the completion of a field topographical survey, the actual field verified location of the sanitary alignment and 20 ft. easement will be included as part of the Final Subdivision Plat.*
3. Comment: Show public sanitary and storm structures.
Response: *Sanitary sewer, along with the public water distribution system mains, included on the plat as taken from the City of Northport GIS mapping. The existing storm sewer was not available on the GIS mapping. The locations of the existing storm structures identifiable on the surface have been included in their approximate locations. The size and exact routing of the existing storm sewer mains were not obtainable due to an excessive amount of debris / sediment / blockages in the public storm system and therefore the routing has been assumed based on the general knowledge of the storm water flow in the area.*

Planning

1. Comment: Show locations and dimensions of existing storm and sanitary sewers.
Response: *Refer to the response to the similar comment 3 above from Engineering & Utilities.*
2. Comment: Show existing power lines, if any.
Response: *Overhead lines included on the plat and shown in their general location based on field observations.*
3. Comment: Include waiver request letter.
Response: *Waiver request letter provided as requested.*
4. Comment: Provide sidewalk waiver letter from ALDOT.
Response: *Waiver letter requested from Mr. Kevin Williamson at ALDOT. Refer to the attached email to Mr. Kevin Williamson with ALDOT dated February 27, 2023. As of this date, no response has been received from ALDOT. We will forward any response / correspondence once received from ALDOT.*

Best Regards,
Duncan Coker Associates, P.C.



Jason L. Coker, PE

Jason Coker

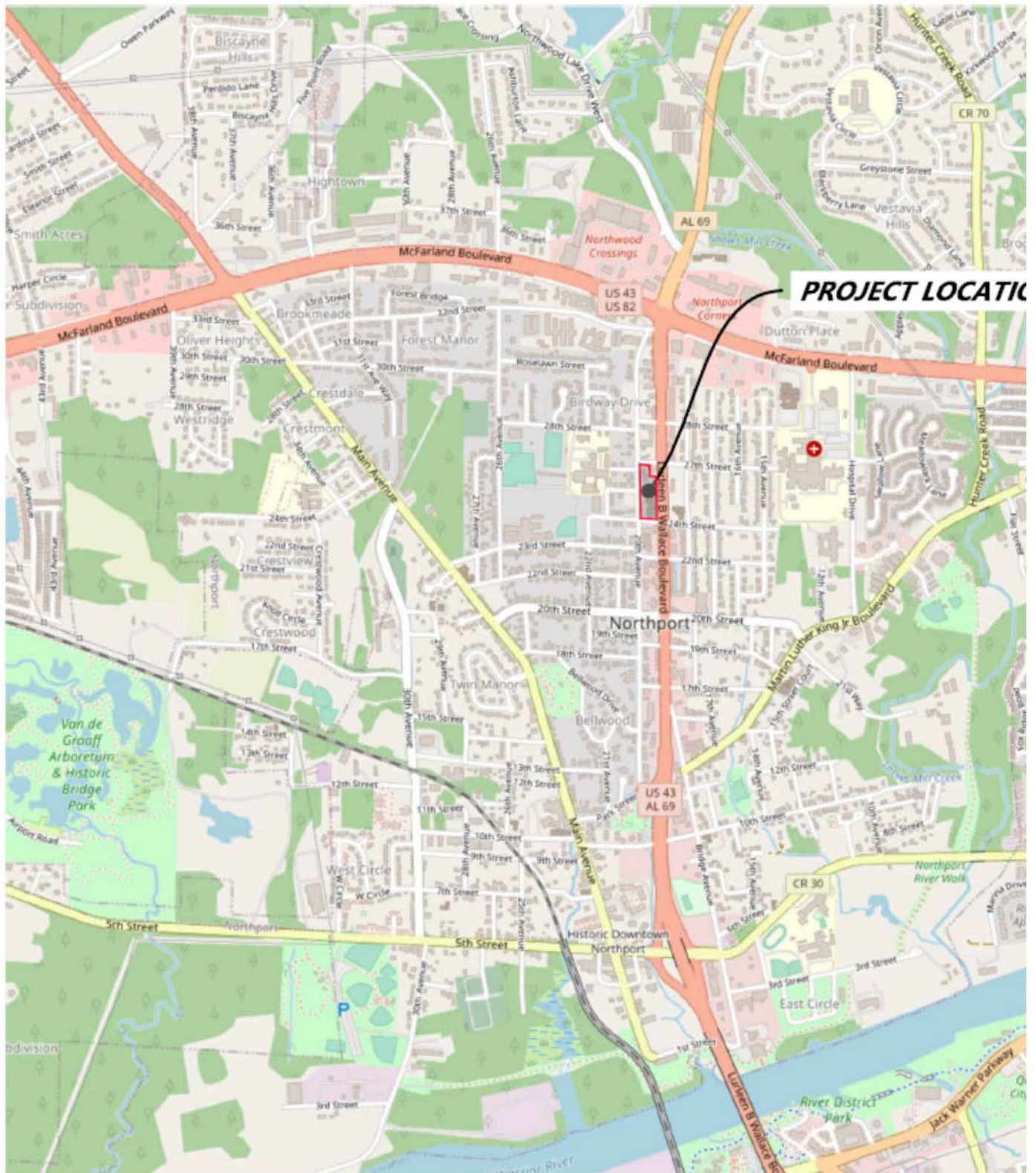
From: Jason Coker
Sent: Monday, February 27, 2023 12:00 PM
To: 'williamsonl@dot.state.al.us'
Cc: Greg Strickland
Subject: FW: S-5-23 Northport Church of God

Kevin-

We are working on a re-subdivision for lot consolidation for my church, Northport Church of God, located along Hwy 69 (Lurleen Wallace Blvd) in Northport, AL. We are requesting a sidewalk construction waiver along such travelway as part of this re-subdivision. The City of Northport is asking for a letter stating that ALDOT does not intend to construct sidewalks along this segment of roadway? I have looked at the 2020 Tuscaloosa Area Bike & Ped Plan and I do not see it listed.

A vicinity map is provided below for your reference.

Thanks and let me know if you have questions.



VICINITY MAP

NOT TO SCALE

Jason L. Coker, PE
Vice-President
Duncan Coker Associates, P.C.
302 Merchants Walk, Suite 250
Tuscaloosa, Alabama 35406
O: 205-561-0808
C: 205-737-5069
www.duncancoker.com



From: Meredith Mullins <mmullins@cityofnorthport.org>
Sent: Monday, February 27, 2023 8:07 AM
To: Front Desk <frontdesk@duncancoker.com>
Subject: FW: S-5-23 Northport Church of God

From: Meredith Mullins
Sent: Friday, February 24, 2023 11:00 AM
To: jcoker@duncancoker.com
Subject: S-5-23 Northport Church of God

Mr. Coker,
Please find attached the comments regarding the above referenced project. If you have any questions, please advise.

Thanks,

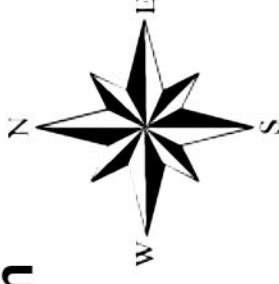
Meredith Mullins
City of Northport
Planning & Inspections Planner
(205)469-4294
mmullins@cityofnorthport.org

Zoning

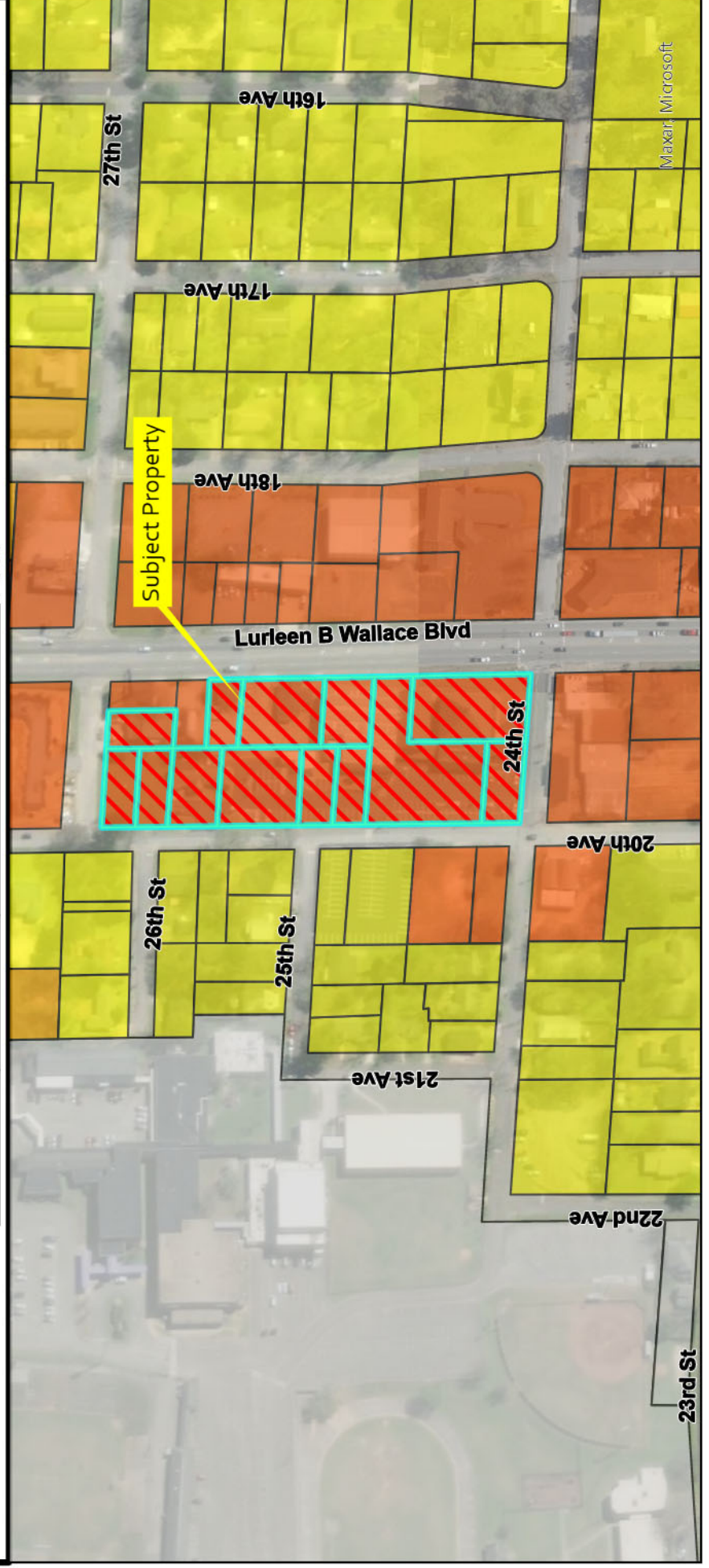
City of Northport Planning & Zoning Commission

-  Neighborhood Commercial
-  General Commercial
-  Office and Institutional
-  Residential Multi-Family
-  Residential Single-Family - 3
-  Residential Single-Family - 4
-  Subject Property

Preliminary Plat



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 – March 21, 2023
Staff Report

Case: S-6-23
Applicant: Innes McIntyre
Location: Grand Pointe
Request: Preliminary Plat

McGuire and Associates is requesting preliminary plat approval of approximately 8 acres for Grand Pointe Phase VII. The plat consists of 35 single family residential lots. The petitioner is requesting a waiver to install valley gutter in lieu of standard curb and gutter. This waiver was approved in previously phases, as well.

The proposed phase is in accordance with the previously approved master plan.

Any action on this item will require the affirmative vote of six Commission members.



PERMIT PROJECT
FILE #: 23-000260
SULLIVAN BLVD NORTHPORT AL 35475-3076
GRAND POINTE PHASE 7



PERMIT #: PPA23-000005

Permit Type

Preliminary Plat Application

Subtype

Preliminary Plat Application



Work Description:

Grand Pointe Phase 7



Applicant

McGuire Associates a Division of GSA -



Status

Online Application Received



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

550.40

Permit Fees

11.01

Total Amount

561.41

Amount Paid

561.41

Balance Due

0.00

☐ Non-Billable



PERMIT DATES

Application Date

02/14/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

Contact

I Am The
Surveyor



Property Owner
- Innes McIntyre



Engineer
Gonzales-Strength & Associates - James Chu



Surveyor
McGuire Assoc. Division of GSA - Michael McGuire



PROJECT INFORMATION

Number of Adjacent Property Owners
34

In City Limits?
Yes



Current Zoning
RS-SD



Change in Zoning Requested
RS-SD



Total Acreage
8

Total Lots
35

Is this property over 20 acres or part of a master plan?
Yes



Name of master plan
Grand Pointe

Is this design in substantial compliance with approved master plan?
Yes



Date of Predesign/Pre-application Meeting

03/08/2022

Name and date of most recent approved master plan
2021

Describe the Location of Property to be Subdivided
Sullivan Boulevard

Will any waivers be requested?
Yes

Waivers
Valley Gutter in lieu of standard curb and gutter

Submittal Requirements

Copy of Plat

[GP7PREPLATdwg-PRELIM.pdf](#)



Legal Description

[GP7DEED.pdf](#)



Notarized Designation to Authorize Agent Form (Click to Download)

[GP7DOASIGNED.pdf](#)



Waiver

[GP7WAIVERS.pdf](#)



Other Submittal Documents



Checklist

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.**

Names and addresses of current record (as per the tax assessors records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc

Yes



Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.

Yes



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

Yes



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

Yes



Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names

Yes



Rights-of-way, easements, alleys, location and proposed widths

Yes



Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.

Yes



Any pertinent topographic features existing on the site

Yes



Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data

Yes



Location and dimensions of existing storm and sanitary sewers, and water lines

Yes



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

Yes



A vicinity sketch showing location of proposed site in relation to existing major streets, etc

Yes



Width of all proposed paving in the proposed project from back to back of curb

Yes



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

Yes



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

Yes



The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property

N/A



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

Yes



Street cross-section, showing proposed construction and statements concerning type of material to be used in construction

Yes



Location of proposed sidewalks

Yes



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

N/A



Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork)

Yes



This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Yes



All of the above information has been completed or marked N/A.

Initial
mjm

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.

Signature

signature.png



Official Use Only

Planning Commission Meeting Date

Deadline Date

FEES



FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				275.40	
Convenience Fee		1.0	11.0100	11.01	
Plan Check Fees				550.40	
Permit Fees				11.01	
Total Fees				561.41	

PAYMENTS

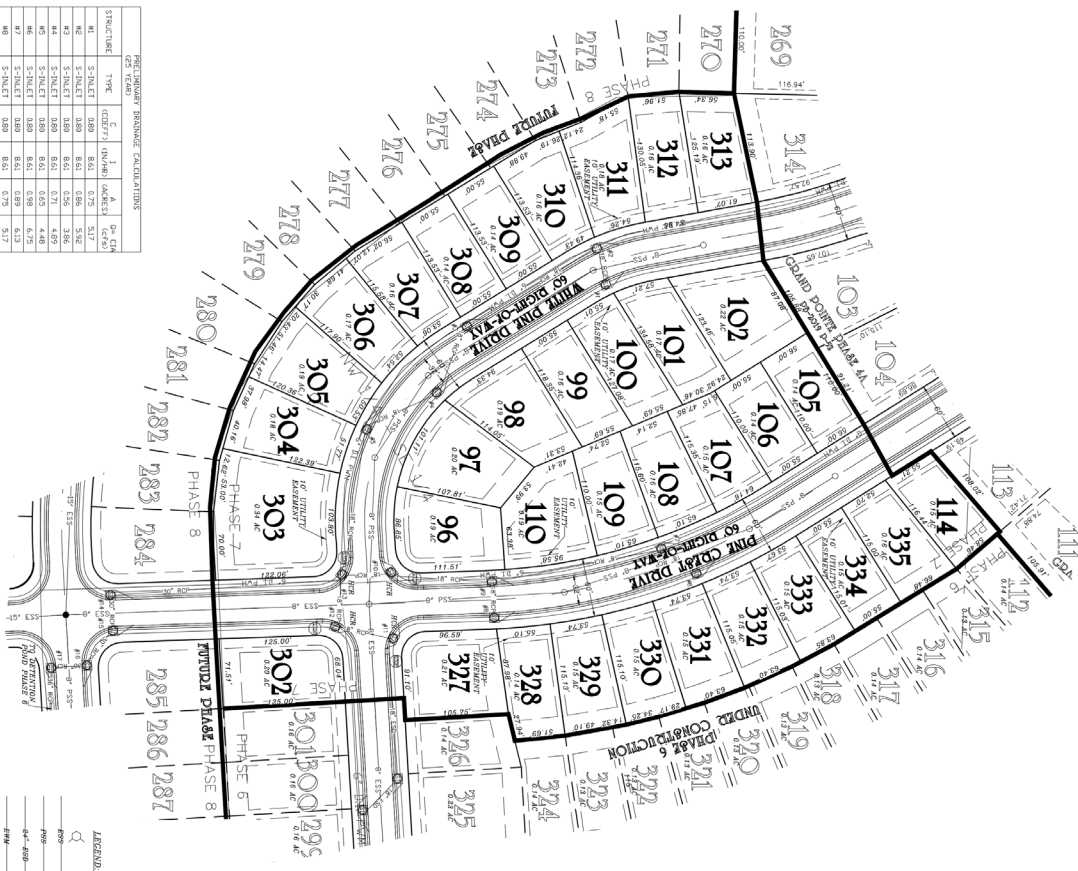


DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
02/14/2023	Cred	AA1A6D7E1	PPA2	4949	McGuire /	561.41	
Amount Paid						561.41	

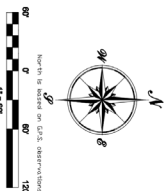
Balance Due

0.00

STRUCTURE	TYPE	C	I	A	Q-C
40	S-1-N-E-T	0.00	0.00	0.00	0.00
41	S-1-N-E-T	0.00	0.00	0.00	0.00
42	S-1-N-E-T	0.00	0.00	0.00	0.00
43	S-1-N-E-T	0.00	0.00	0.00	0.00
44	S-1-N-E-T	0.00	0.00	0.00	0.00
45	S-1-N-E-T	0.00	0.00	0.00	0.00
46	S-1-N-E-T	0.00	0.00	0.00	0.00
47	S-1-N-E-T	0.00	0.00	0.00	0.00
48	S-1-N-E-T	0.00	0.00	0.00	0.00
49	S-1-N-E-T	0.00	0.00	0.00	0.00
50	S-1-N-E-T	0.00	0.00	0.00	0.00
51	S-1-N-E-T	0.00	0.00	0.00	0.00
52	S-1-N-E-T	0.00	0.00	0.00	0.00
53	S-1-N-E-T	0.00	0.00	0.00	0.00
54	S-1-N-E-T	0.00	0.00	0.00	0.00
55	S-1-N-E-T	0.00	0.00	0.00	0.00
56	S-1-N-E-T	0.00	0.00	0.00	0.00
57	S-1-N-E-T	0.00	0.00	0.00	0.00

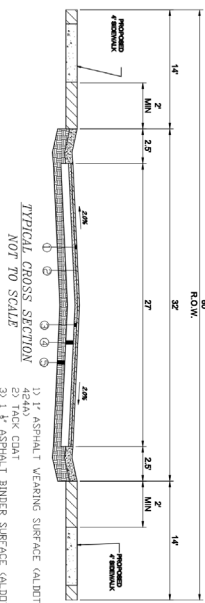


LEGEND:	
	FIRE HYDRANT
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING / PROPOSED SANITARY SEWER MANHOLE
	STORM INLET
	PROPOSED STORM INLET
	EXISTING FORCE MAIN
	PROPOSED FORCE MAIN
	STORM JUNCTION BOX
	HANDICAP RAMP

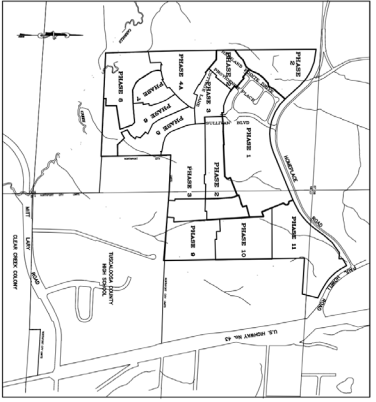


ADJOINING OWNERS

Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404
Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404
Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404
Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404
Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404	Delta Land Company, LLC P.O. Box 42000 Tuscaloosa, Alabama 35404



- 1' ASPHALT WEARING SURFACE (CALDOT 55) 4" THICK
- 1' ASPHALT BINDER SURFACE (CALDOT 45) 4" THICK
- 1' ASPHALT BINDER SURFACE (CALDOT 45) 4" THICK
- 1' ASPHALT BINDER SURFACE (CALDOT 45) 4" THICK
- 1' ASPHALT BINDER SURFACE (CALDOT 45) 4" THICK
- 1' ASPHALT BINDER SURFACE (CALDOT 45) 4" THICK



VICINITY MAP

DEVELOPER:
DELTA LAND COMPANY, LLC
2316 14TH STREET, TUSCALOOSA, ALABAMA 35401
PHONE: (205) 762-5382, PHONE: (205) 361-2052, FAX: (205) 942-3033

ENGINEER:
MCGUIRE ASSOCIATES, INC.
2316 14TH STREET, TUSCALOOSA, ALABAMA 35401
PHONE: (205) 762-5382, PHONE: (205) 361-2052, FAX: (205) 942-3033

DESIGNER:
MCGUIRE ASSOCIATES, INC.
2316 14TH STREET, TUSCALOOSA, ALABAMA 35401
PHONE: (205) 762-5382, PHONE: (205) 361-2052, FAX: (205) 942-3033

APPROVED:
MCGUIRE ASSOCIATES, INC.
2316 14TH STREET, TUSCALOOSA, ALABAMA 35401
PHONE: (205) 762-5382, PHONE: (205) 361-2052, FAX: (205) 942-3033

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISIONS	
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	
11	REVISIONS	
12	REVISIONS	
13	REVISIONS	
14	REVISIONS	
15	REVISIONS	
16	REVISIONS	
17	REVISIONS	
18	REVISIONS	
19	REVISIONS	
20	REVISIONS	
21	REVISIONS	
22	REVISIONS	
23	REVISIONS	
24	REVISIONS	
25	REVISIONS	
26	REVISIONS	
27	REVISIONS	
28	REVISIONS	
29	REVISIONS	
30	REVISIONS	
31	REVISIONS	
32	REVISIONS	
33	REVISIONS	
34	REVISIONS	
35	REVISIONS	
36	REVISIONS	
37	REVISIONS	
38	REVISIONS	
39	REVISIONS	
40	REVISIONS	
41	REVISIONS	
42	REVISIONS	
43	REVISIONS	
44	REVISIONS	
45	REVISIONS	
46	REVISIONS	
47	REVISIONS	
48	REVISIONS	
49	REVISIONS	
50	REVISIONS	
51	REVISIONS	
52	REVISIONS	
53	REVISIONS	
54	REVISIONS	
55	REVISIONS	
56	REVISIONS	
57	REVISIONS	
58	REVISIONS	
59	REVISIONS	
60	REVISIONS	
61	REVISIONS	
62	REVISIONS	
63	REVISIONS	
64	REVISIONS	
65	REVISIONS	
66	REVISIONS	
67	REVISIONS	
68	REVISIONS	
69	REVISIONS	
70	REVISIONS	
71	REVISIONS	
72	REVISIONS	
73	REVISIONS	
74	REVISIONS	
75	REVISIONS	
76	REVISIONS	
77	REVISIONS	
78	REVISIONS	
79	REVISIONS	
80	REVISIONS	
81	REVISIONS	
82	REVISIONS	
83	REVISIONS	
84	REVISIONS	
85	REVISIONS	
86	REVISIONS	
87	REVISIONS	
88	REVISIONS	
89	REVISIONS	
90	REVISIONS	
91	REVISIONS	
92	REVISIONS	
93	REVISIONS	
94	REVISIONS	
95	REVISIONS	
96	REVISIONS	
97	REVISIONS	
98	REVISIONS	
99	REVISIONS	
100	REVISIONS	
101	REVISIONS	
102	REVISIONS	
103	REVISIONS	
104	REVISIONS	
105	REVISIONS	
106	REVISIONS	
107	REVISIONS	
108	REVISIONS	
109	REVISIONS	
110	REVISIONS	
111	REVISIONS	
112	REVISIONS	
113	REVISIONS	
114	REVISIONS	
115	REVISIONS	
116	REVISIONS	
117	REVISIONS	
118	REVISIONS	
119	REVISIONS	
120	REVISIONS	
121	REVISIONS	
122	REVISIONS	
123	REVISIONS	
124	REVISIONS	
125	REVISIONS	
126	REVISIONS	
127	REVISIONS	
128	REVISIONS	
129	REVISIONS	
130	REVISIONS	
131	REVISIONS	
132	REVISIONS	
133	REVISIONS	
134	REVISIONS	
135	REVISIONS	
136	REVISIONS	
137	REVISIONS	
138	REVISIONS	
139	REVISIONS	
140	REVISIONS	
141	REVISIONS	
142	REVISIONS	
143	REVISIONS	
144	REVISIONS	
145	REVISIONS	
146	REVISIONS	
147	REVISIONS	
148	REVISIONS	
149	REVISIONS	
150	REVISIONS	
151	REVISIONS	
152	REVISIONS	
153	REVISIONS	
154	REVISIONS	
155	REVISIONS	
156	REVISIONS	
157	REVISIONS	
158	REVISIONS	
159	REVISIONS	
160	REVISIONS	
161	REVISIONS	
162	REVISIONS	
163	REVISIONS	
164	REVISIONS	
165	REVISIONS	
166	REVISIONS	
167	REVISIONS	
168	REVISIONS	
169	REVISIONS	
170	REVISIONS	
171	REVISIONS	
172	REVISIONS	
173	REVISIONS	
174	REVISIONS	
175	REVISIONS	
176	REVISIONS	
177	REVISIONS	
178	REVISIONS	
179	REVISIONS	
180	REVISIONS	
181	REVISIONS	
182	REVISIONS	
183	REVISIONS	
184	REVISIONS	
185	REVISIONS	
186	REVISIONS	
187	REVISIONS	
188	REVISIONS	
189	REVISIONS	
190	REVISIONS	
191	REVISIONS	
192	REVISIONS	
193	REVISIONS	
194	REVISIONS	
195	REVISIONS	
196	REVISIONS	
197	REVISIONS	
198	REVISIONS	
199	REVISIONS	
200	REVISIONS	

C:\2011\PROJECTS\TUSCALOOSA\PHASE 7

PP-1
PROJECT
23-0004



MCGUIRE ASSOCIATES
A DIVISION OF
GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2316 14TH STREET TUSCALOOSA, ALABAMA 35401
PHONE: (205) 762-5382, PHONE: (205) 361-2052, FAX: (205) 942-3033

PRELIMINARY PLAT
GRAND POINT
PHASE 7
DELTA LAND COMPANY, LLC.
TUSCALOOSA COUNTY, ALABAMA

DWN. BY MAY CHIEF LUCAS	CRD. BY MAY CHIEF LUCAS	SCALE 1"=40'	LARRY FIELD SURVEY DATE MAY 1, 2011
FIELD BOOK PAGE	DWS. NAME	COORDINATE FILE	

NO.	REVISIONS	DATE
1	REVISIONS	
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	
11	REVISIONS	
12	REVISIONS	
13	REVISIONS	
14	REVISIONS	
15	REVISIONS	
16	REVISIONS	
17	REVISIONS	
18	REVISIONS	
19	REVISIONS	
20	REVISIONS	
21	REVISIONS	
22	REVISIONS	
23	REVISIONS	
24	REVISIONS	
25	REVISIONS	
26	REVISIONS	
27	REVISIONS	
28	REVISIONS	
29	REVISIONS	
30	REVISIONS	
31	REVISIONS	
32	REVISIONS	
33	REVISIONS	
34	REVISIONS	
35	REVISIONS	
36	REVISIONS	
37	REVISIONS	
38	REVISIONS	
39	REVISIONS	
40	REVISIONS	
41	REVISIONS	
42	REVISIONS	
43	REVISIONS	
44	REVISIONS	
45	REVISIONS	
46	REVISIONS	
47	REVISIONS	
48	REVISIONS	
49	REVISIONS	
50	REVISIONS	
51	REVISIONS	
52	REVISIONS	
53	REVISIONS	
54	REVISIONS	
55	REVISIONS	
56	REVISIONS	
57	REVISIONS	
58	REVISIONS	
59	REVISIONS	
60	REVISIONS	
61	REVISIONS	
62	REVISIONS	
63	REVISIONS	
64	REVISIONS	
65	REVISIONS	
66	REVISIONS	
67	REVISIONS	
68	REVISIONS	
69	REVISIONS	
70	REVISIONS	
71	REVISIONS	
72	REVISIONS	
73	REVISIONS	
74	REVISIONS	
75	REVISIONS	

This instrument was prepared by
Michael J. Cartee
Cartee and Lloyd, Attorneys at Law
2210 8th Street, Suite B
Tuscaloosa, AL 35401

DEED Book 2021 Page 33207

Recorded: 12/23/2021 9:01:29 AM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDS6/MYRAA
Tran: 11454
Source of Title \$1.00
Deed Tax \$700.00
Probate Judge Fee \$2.00
Recording Fee - By Page Count \$12.00
Total: \$715.00

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
TUSCALOOSA COUNTY)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned GRANTOR, Billy Boyd Realty & Construction, Inc., a corporation, in hand paid by GRANTEE, Delta Land Investments, LLC, an Alabama Limited Liability Company the receipt of which is hereby acknowledged, the said Billy Boyd Realty & Construction, Inc. does by these presents, grant, bargain, sell and convey unto the said Delta Land Investments, LLC, an Alabama Limited Liability Company the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A", SAID EXHIBIT "A" BEING MADE A PART OF THIS CONVEYANCE BY SAID REFERENCE.

SOURCE OF TITLE: Deed Book 2013 Page 17987

This conveyance is hereby made subject to restrictive covenants, rights of way easements and reservations of record that apply to the hereinabove described real property and also made subject to the Permitted exceptions as stated below:

1. All taxes due in the year 2021, which are not due and payable until October 1, 2021, but became a lien on October 1, 2020, and taxes for subsequent years.
2. Agreement dated November 3, 2003, between BBL, L.L.C., Carrolls Creek Water Authority, Inc., and City of Northport as recorded in Deed Book 2003, at Page 21806 in said Probate Office.
3. Easement - Overhead to Alabama Power Company as recorded in Deed Book 2005, at Page 2762 in said Probate Office.
4. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision Alabama Power Company as recorded in Deed Book 2005, at Page 3029 in said Probate Office.
5. Underground Easement to Alabama Power Company as recorded in Deed Book 2006, at Page 1645 in said Probate Office.
6. Oil, Gas and Mineral Lease to W. Fleming Browning as recorded in Deed Book 659, at Page 491 with Declaration of Unit as recorded in Deed Book 780, at Page 61 in said Probate Office.
7. Oil, Gas and Mineral Lease to Gulf Oil Corporation as recorded in Deed Book 789, at Page 315 in said Probate Office.
8. 60 foot ingress/egress & utility easement for Lot OS2 and existing pumping station as shown on Plat Book 2019 Page 52 in said Probate Office.
9. 30 foot utility easement and existing pumping station as shown on Plat Book 2021 Page 142 in said Probate Office.

TO HAVE AND TO HOLD To the said GRANTEE, its successors and assigns forever.

And said Billy Boyd Realty & Construction, Inc., does for itself, its successors and assigns, covenant with Delta Land Investments, LLC, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors

and assigns shall, warrant and defend the same to the said Delta Land Investments, LLC, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Billy Boyd Realty & Construction, Inc., by its President, William H. Boyd, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of December, 2021.

Billy Boyd Realty & Construction, Inc.

BY: William H. Boyd
William H. Boyd
President

STATE OF Alabama

COUNTY OF Tuscaloosa

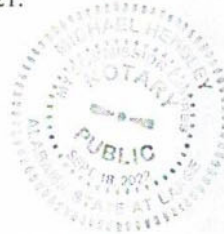
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William H. Boyd, whose name as President of Billy Boyd Realty & Construction, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Witness my hand and official seal, this the 21 day of December, 2021.

[Signature]
Notary Public

My Commission Expires: 8/18/22

(SEAL)



The below information is solely to fulfill Code of Alabama 1975, Section 40-22-1 and is not intended to convey any property address shown.

Grantor's Name	Billy Boyd Realty & Construction, Inc.	Grantee's Name	Delta Land Investments, LLC, an Alabama Limited Liability Company
Mailing Address:	3811 Palisades Drive Tuscaloosa, AL 35405	Mailing Address:	P.O. Box 241993 Montgomery, AL 36124
Grantor's Name		Grantee's Name	
Mailing Address:	3811 Palisades Drive Tuscaloosa, AL 35405	Mailing Address:	P.O. Box 241993 Montgomery, AL 36124
Property Address	30.88 acres +/- Sullivan Blvd. Northport, AL 35475	Date of Sale	<u>December 21, 2021</u>
		Total Purchase Price	\$700,000.00

The purchase price or actual value claimed herein can be verified in the contract

File #: 99890TI

EXHIBIT "A"

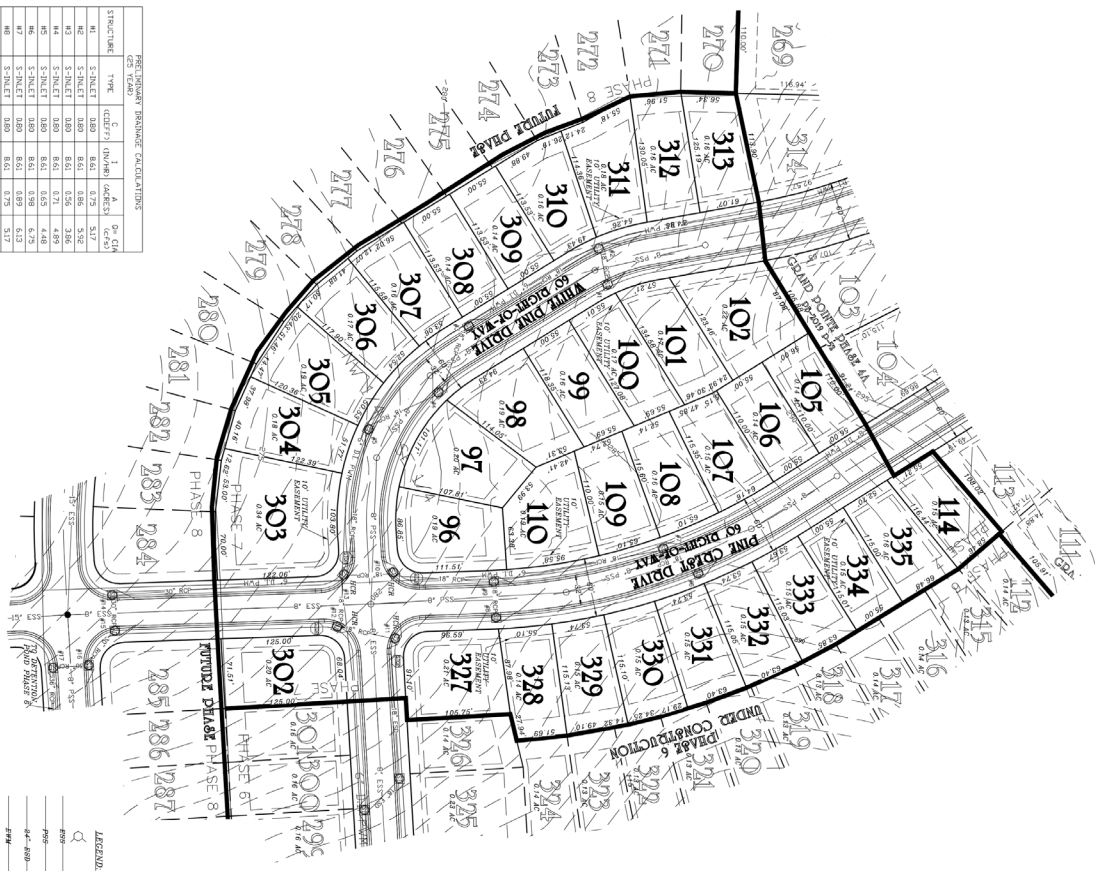
LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter, part of the Southwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 18, Township 20 South, Range 10 West Tuscaloosa County, Alabama being more particularly described as follows: As a Point-of-Beginning start at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 18, thence run in a Northerly direction along the West Boundary of the Northwest Quarter of the Southeast Quarter for a distance of 1047.93 feet to the Southwest Corner of Lot 52 of Grand Pointe Phase 4A as recorded in the Tuscaloosa County, Alabama Probate Office in Plat Book 2019 at page 52; thence with a deflection angle of 93 degrees 37 minutes to the right, run in a Easterly direction along the South Boundary of said Lot 52 and a prolongation thereof for a distance of 252.17 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the left, run in a Northerly direction for a distance of 19.12 feet to the Southwest Corner of Lot 269 of said Grand Pointe Phase 4A; thence with a deflection angle of 90 degrees 00 minutes to the right, run in an Easterly direction along the South Boundary of said Lot 269 for a distance of 110.00 feet to the Southwest Corner of Lot 314 of said Grand Pointe Phase 4A; thence with a deflection angle of 13 degrees 44 minutes to the left, run in a Northeasterly direction along the South Boundary of said Lot 314 for a distance of 113.90 feet to the Southeast Corner of said Lot 314, said point located on the curving Right-of-Way of White Pine Drive, a 60 foot Right-of-way, said curve being concave to the Southwest having a Delta of 8 degrees 17 minutes and a centerline radius of 620.44 feet; thence with a deflection angle of 91 degrees 29 minutes to the right, run in a Southerly direction along said curving Right-of-Way for a chord distance of 4.23 feet to a point; thence with a deflection angle of 00 degrees 18 minutes to the right, continue in a Southerly direction for a distance of 1.92 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the left, run in a Easterly direction for a distance of 60.00 feet to the Southwest Corner of Lot 103 of said Grand Pointe Phase 4A; thence with a deflection angle of 21 degrees 53 minutes to the left, run in a Northeasterly direction along the South Boundary of said Lot 103 and a prolongation thereof for a distance of 257.08 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the left, run in a Northwesterly direction for a distance of 43.48 feet to the Southwest Corner of Lot 113 of said Grand Pointe Phase 4A; thence with a deflection angle of 81 degrees 18 minutes to the right, run in a Northeasterly direction along the South Boundary of said Lot 113 for a distance of 108.02 feet to the Southeast Corner of said Lot 113; thence with a deflection angle of 90 degrees 00 minutes to the right, run in a Southeasterly direction along the West Boundary of Lot 111 of said Grand Pointe Phase 4A for a distance of 3.47 feet to the Southwest Corner of said Lot 111; thence with a deflection angle of 00 degrees 37 minutes to the left, run in a Southeasterly direction for a distance of 62.68 feet to a point; thence with a deflection angle of 8 degrees 20 minutes to the right, continue in a Southeasterly direction for a distance of 147.06 feet to a point; thence with a deflection angle of 3 degrees 10 minutes to the right, continue in a Southeasterly direction for a distance of 38.29 feet to a point; thence with a deflection angle of 3 degrees 52 minutes to the right, continue in a Southeasterly direction for a distance of 63.40 feet to a point; thence with a deflection angle of 4 degrees 49 minutes to the right, continue in a Southeasterly direction for a distance of 63.40 feet to a point; thence with a deflection angle of 5 degrees 21 minutes to the right, continue in a Southeasterly direction for a distance of 77.71 feet to a point; thence with a deflection angle of 4 degrees 49 minutes to the right, continue in a Southeasterly direction for a distance of 49.10 feet to a point; thence with a deflection angle of 3 degrees 48 minutes to the right, continue in a Southerly direction for a distance of 51.69 feet to a point; thence with a deflection angle of 82 degrees 15 minutes to the right, run in a Westerly direction for a distance of 27.94 feet to a point; thence with a deflection angle of 79 degrees 48 minutes to the left, run in a Southerly direction for a distance of 105.75 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the right, run in a Westerly direction for a distance of 22.50 feet to a

point; thence with a deflection angle of 90 degrees 00 minutes to the left, run in a Southerly direction for a distance of 185.00 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the left, run in an Easterly direction for a distance of 366.44 feet to a point; thence with a deflection angle of 46 degrees 57 minutes to the right, run in a Southeasterly direction for a distance of 65.13 feet to a point; thence with a deflection angle of 27 degrees 17 minutes to the right, continue in a Southeasterly direction for a distance of 251.20 feet to a point; thence with a deflection angle of 95 degrees 00 minutes to the right, run in a Southwesterly direction for a distance of 67.12 feet to a point; thence with a deflection angle of 7 degrees 00 minutes to the right, continue in a Southeasterly direction for a distance of 71.06 feet to a point; thence with a deflection angle of 83 degrees 01 minutes to the left, run in a Southerly direction for a distance of 312.45 feet to the South Boundary of the Northeast Quarter of the Southeast Quarter of said section 18; thence with a deflection angle of 93 degrees 59 minutes to the right, run in a Westerly direction along the South Boundary of the Northeast Quarter of the Southeast Quarter and the South Boundary of the Northwest Quarter of the Southeast Quarter for a distance of 1359.21 feet to the Point-of-Beginning, less and except Lot OS2 of said Grand Pointe Phase 4A, said parcel containing 30.88 acres.

SOURCE OF TITLE: Deed Book 2013 Page 17987

Structure	Descriptive statistics			
	Type	Category (number)	Average	St. Dev.
#1	5-NALUT	0.00	0.0	0.0
#2	5-NALUT	0.00	0.0	0.06
#3	5-NALUT	0.00	0.0	0.06
#4	5-NALUT	0.00	0.0	0.71
#5	5-NALUT	0.00	0.0	0.36
#6	5-NALUT	0.00	0.0	0.06
#7	5-NALUT	0.00	0.0	0.09
#8	5-NALUT	0.00	0.0	0.29
#9	5-NALUT	0.00	0.0	0.42
#10	5-NALUT	0.00	0.0	0.09
#11	5-NALUT	0.00	0.0	0.05
#12	5-NALUT	0.00	0.0	0.31
#13	5-NALUT	0.00	0.0	0.08
#14	5-NALUT	0.00	0.0	0.09
#15	5-NALUT	0.00	0.0	0.37
#16	5-NALUT	0.00	0.0	0.08
#17	5-NALUT	0.00	0.0	0.34



LEGENDA

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

 PSS

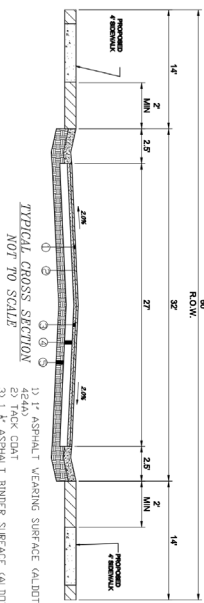
 PSS

FIRE HEAVY
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATER MAIN
PROPOSED WATER MAIN
EXISTING / PROPOSED SANITARY SEWER MANHOLE
EXISTING COYOUNGS
STORM INLET
PROPOSED STORM SEWER
EXISTING POCKET MAIN
STORM JUNCTION BOX
HANDICAP RAMP



ADJOINING OWNERS

1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660
--

VICINITY MAP[illegible]



City of Northport Designation of Agent Form

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

I, Delta Land Investments, being owner of the property which is the subject of this application hereby authorize McGuire Assoc. Div. GSA, 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: _____

Date: 2/13/2023

Property Owner Mailing Address: _____

P.O. Box 241993

Montgomery, AL 36124

Phone Number: _____

334-657-5555

Authorized Agent Mailing Address: _____

2315 14th Street

Tuscaloosa, AL 35401

Phone Number: _____

205-361-2052

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Paige Moore, a Notary Public in and for said County and State, hereby certify that Innes McIntyre, 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 14th day of February, 2023

Notary Public

Paige Moore

My Commission Expires: _____

My Commission Expires
July 21, 2026

McGuire Associates a Division of GSA



GONZALEZ – STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING
LAND PLANNING • LANDSCAPE ARCHITECTURE

Planning, Office of Urban Development
C/o Mrs. Julie Ramm
3500 McFarland Boulevard
Northport, AL 35476

February 14, 2023

Re: Grand Pointe Phase 7

Dear Ms. Ramm,

By this letter our client, Delta Land Co. LLC would like to request the following waivers.

- 1.) Valley Gutter in lieu of Standard Curb and Gutter.

If you should have any questions or need any additional information please give me a call. Thank you for your time.

Sincerely,

Michael J. McGuire
Senior Project Manager

Zoning

City of Northport Planning & Zoning Commission

-  Agriculture
-  Neighborhood Commercial
-  General Commercial
-  Office and Institutional
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Residential Single-Family - 2
-  Residential Single-Family - 4
-  Parcels selection

Preliminary Plat



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.

