

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 11, 2023**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. APPROVAL OF MINUTES**
 - A. Approval of March 21, 2023 minutes**
- 5. APPROVAL OF THE AGENDA**
 - A. Approval of April 11, 2023 agenda**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. VERIFICATION OF NO CONFLICT OF INTEREST**
- 8. DISCLOSURE OF EX PARTE COMMUNICATION**
- 9. OLD 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 MAY MEETING**
- 10. NEW BUSINESS**
 - A. A-02-23 City of Northport – City of Northport requests annexation of 40 acres located south of 5th Street and west of Kentuck Park with original zoning of REC (Recreational).**
 - B. R-5-23 City of Northport – City of Northport requests rezoning of approximately 150 acres located east of Rose Blvd from M2 (Heavy Industrial), C-3 (General Commercial), OI (Office and Institutional) and AG (Agriculture) to REC (Recreational).**
 - C. R-6-23 Michael Woodard – Michael Woodard requests rezoning of approximately 4.5 acres located at 485 Union Chapel Road from RS-1 (Single -Family Residential) to (Multi-Family Residential).**
 - D. S-8-23 RSVY of Lot 6B of Golden Retriever’s Addition – TTL, LLC requests preliminary plat approval for approximately 1.8 acres located west of Watermelon Road and south of Greenbriar Boulevard.**

11. DISCUSSION

12. CITIZEN COMMUNICATIONS

13. 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.

City of Northport
Planning and Zoning Commission – April 11, 2023
Staff Report

Case: A-02-23
Applicant: City of Northport
Location: South of 5th Street, west of Kentuck Park
Request: Annexation

The City of Northport requests annexation of approximately 40 acres located south of 5th Street and west of Kentuck Park. The requested zoning designation is REC - Recreational. The property meets the requirements for annexation and zoning designation.

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

PETITION FOR ANNEXATION

Submission Deadline: 12 Noon _____

Hearing Date: April 11, 2023

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

--OFFICIAL USE ONLY--	
APPLICANT'S NAME	
City of Northport	CITY ADDRESS ASSIGNMENT
ADDRESS	ORDINANCE #
3500 McFarland Boulevard	CASE #
DAYTIME TELEPHONE	XREF. CASES:
205-339-7000	REQUESTED ZONING (if other than RS-1): RGC
EMAIL	
County Address (if any) of subject property	

Applicant must attach deed(s) covering the entire subject property. All metes and bounds descriptions must be supplied in a compatible electronic format (Microsoft Word).

OWNERSHIP CONFIGURATION:

- ☒ single parcel/single ownership ☐ multiple parcels/single ownership
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

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.

1. a. Is this property your principal residence? ☐ YES ☒ NO (if "yes," answer part B)
- b. Applicant's Marital Status: ☐ Now Married ☐ Separated ☐ Divorced ☐ Widowed ☐ Never Married
2. a. Total number of buildings on subject property: none
☐ Number of houses ☐ Number of manufactured homes ☐ Other: _____
- b. Number of persons living on subject property: _____
- c. Of all persons residing on the property, how many are of voting age (18 years or older)? ☐
- d. Of all persons residing on the property, how many are:
☐ White ☐ Black ☐ Hispanic ☐ Asian or Pacific Islander ☐ American Indian/Eskimo/Aleut ☐ Other
- e. Number of children in household : _____ Ages: _____
- f. Proposed Use of Property (if any): _____

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

40 acres located west of Kentuck Park and south of 5th Street

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

APPLICANT'S SIGNATURE:	DATE: March 14, 2023
PRINT NAME: Glenda Webb, City Administrator	

Note: If Applicant is not the current owner of record a "Designation of Agent" form must be completed and submitted with this petition

Received by: JR

Date: 3/14/23

(Received Date is considered official date of submission)

Updated 1/10

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.

Initials: GW

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.**

Initials: GW

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.**

Initials: GW

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.

Initials: GW

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 14th day of March, 200 2023.

Names and Signatures of
ALL property owners:

Signature: _____
Print Name: Glenda Webb

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Map or Survey Attached? Yes

Legal Description Attached? Yes

Recorded Subdivision Plat Attached? NA 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.

Updated 1/10

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

Sources of Title: Deed Book 2010, at Page 6941
Deed Book 2017, at Page 25651

STATE OF ALABAMA)
)
COUNTY OF TUSCALOOSA)

STATUTORY WARRANTY DEED

DEED Book 2023 Page 4041
Recorded: 2/24/2023 9:32:30 AM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING6/mmdavidson
Tran: 52032
Probate Judge Fee \$2.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.25
No Tax Collected
Total: \$12.25

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, **FRIENDS OF HISTORIC NORTHPORT, INC.**, an Alabama non-profit corporation (hereinafter referred to collectively as the "GRANTOR"), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto **THE CITY OF NORTHPORT, ALABAMA**, an Alabama municipal corporation (hereinafter referred to as the "GRANTEE"), the following described property, lying and being situated in the County of Tuscaloosa, State of Alabama, to-wit (the "Property"):

The Southwest Quarter of the Southwest Quarter lying south of the right of way of Fifth Street in Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.

Said Parcel also being described as Tax Parcel No. 63-31-05-16-3-001-009.000 in the Office of the Tax Assessor of Tuscaloosa County, Alabama.

This conveyance is made by Grantor and accepted by Grantee expressly subject to the matters as set forth below:

1. **Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the real property conveyed herein.**
2. **Taxes and assessments for the year 2023 and subsequent years and not yet due and payable.**
3. **Utility Easement and Right of Way granted to The City of Northport as recorded in Deed Book 2016, at Page 15885 in the Probate Office of Tuscaloosa County, Alabama.**
4. **Mineral Deed granted to 1871, LLC in Deed Book 2017, at Page 27689 in the Probate Office of Tuscaloosa County, Alabama.**
5. **Oil, Gas and Mineral Lease granted to Land and Natural Resource Development, Inc., as recorded in Deed Book 1020, at Page 120 and amended in Deed Book 1020, at Page 129 in the Probate Office of Tuscaloosa County, Alabama.**
6. **Easement granted to the United States of America as recorded in Deed Book 933, at Page 264 and corrected in Deed Book 941, at Page 184 in the Probate Office of Tuscaloosa County, Alabama.**

7. **The following restrictive covenant which shall run with the land. The Property shall only be used as a municipal park. In the event Grantee, or its successors or assigns in interest, desires to use the Property for purposes other than as a municipal park, it must first receive the prior written approval from the Grantor, or its successors or assigns in interest. The Grantor may approve or may not approve any requested change of such use in its sole discretion.**

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns, forever. Together with all improvements, structures and fixtures located on the Property, and together with all tenements, hereditaments, appurtenances, any mineral rights owned by Grantor, rights of way, strips, gores, easements, water rights, and all other licenses, rights and privileges in any way pertaining or beneficial to the Property, the land lying in the bed of any street, road, highway, avenue or alley, opened or unopened, adjoining the Property, and all damages, awards, claims and causes of action now or hereafter payable or assertable with respect to any of the foregoing by reason of any exercise of the power of eminent domain, any change of grade of any street, road, highway, avenue or alley, or any damage, destruction, loss or removal of any of the foregoing, and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all singular, the above mentioned and described Property, together with the appurtenances, unto the said GRANTEE, its successors and assigns, forever. GRANTOR hereby covenants and agrees with GRANTEE, its successors and assigns, that the GRANTOR, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the GRANTOR, but not further or otherwise.

[Signature on following page.]

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 22 day of February, 2023.

**FRIENDS OF HISTORIC NORTHPORT, INC.,
an Alabama non-profit corporation**

Chuck Gerdau

**By: Chuck Gerdau
Its: President of the Board of Directors**

Lyda J. Black

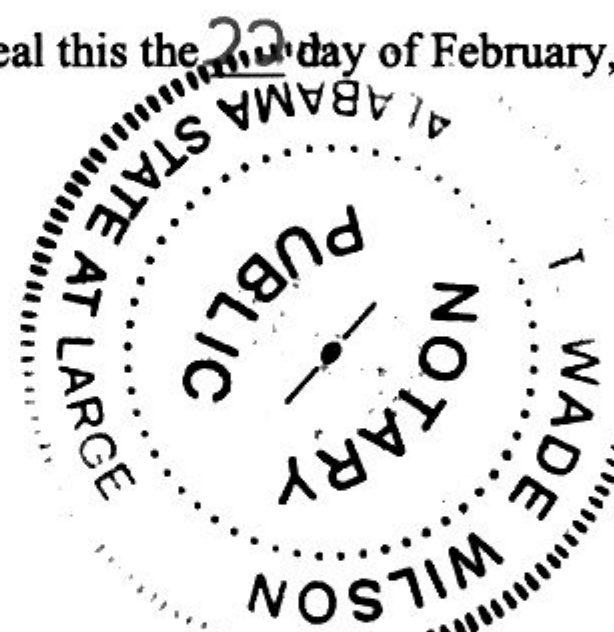
**By: Lyda J. Black
Its: Secretary of the Board of Directors**

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Chuck Gerdau, whose name as the President of the Board of Directors of Friends of Historic Northport, Inc., an Alabama nonprofit corporation, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer of said corporation executed the same voluntarily on the day the same bears date as an act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of February, 2023.

NOTARY PUBLIC
My Commission Expires: 10.28.25

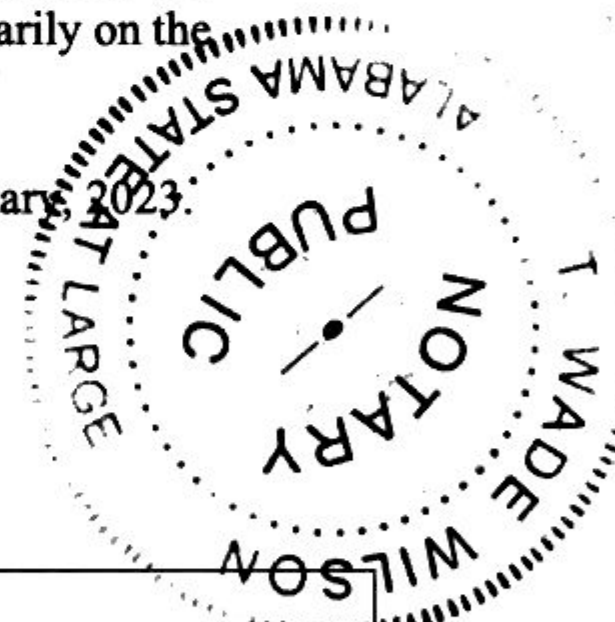


STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lyda J. Black, whose name as the Secretary of the Board of Directors of Friends of Historic Northport, Inc., an Alabama nonprofit corporation, acknowledged before me on this day that, being informed of the contents of the instrument, she as such officer of said corporation executed the same voluntarily on the day the same bears date as an act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of February, 2023.

NOTARY PUBLIC
My Commission Expires: 10.28.25



REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantors below:

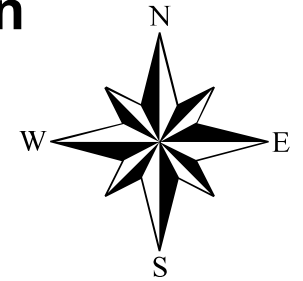
Grantor's Name:	Friends of Historic Northport, Inc.	Grantee's Name	The City of Northport, Alabama
Mailing Address	P. O. Box 393 Northport, Alabama 35476	Mailing Address:	PO Box 569 Northport, Alabama 35476
Property Address:	N/A	Date of Sale:	February __, 2023
		Purchase Price:	\$240,000.00

Zoning

- Agriculture
- Conservation
- Historic Neighborhood
- Light Industrial
- Neighborhood Center
- Office and Institutional
- Residential Multi-Family
- Working Riverfront
- Subject Property

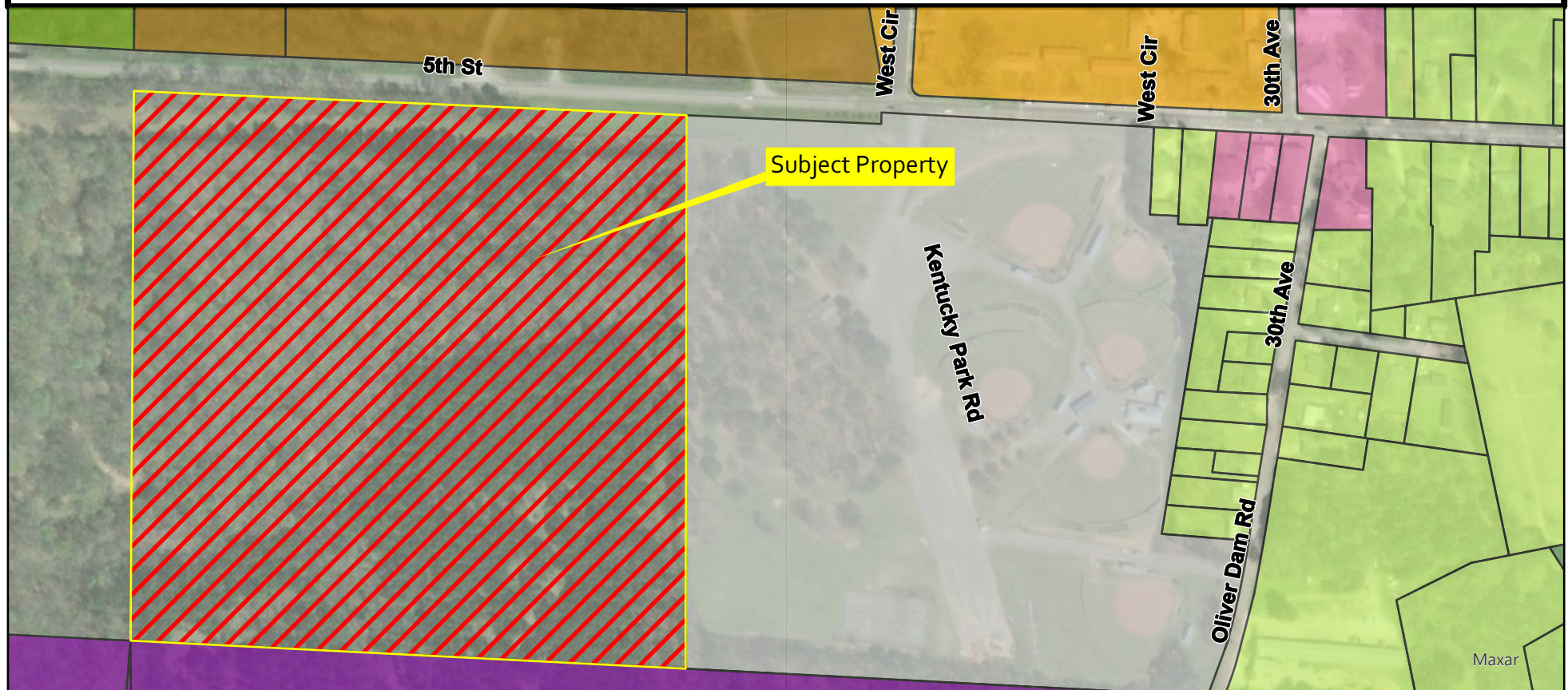
City of Northport Planning & Zoning Commission

Annexation Petition



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



City of Northport
Planning and Zoning Commission – April 11, 2023
Staff Report

Case: R-5-23
Applicant: City of Northport
Location: East of Rose Boulevard
Request: Rezoning

The City of Northport requests rezoning of approximately 150 acres located east of Rose Boulevard, near the Tuscaloosa County Emergency Operations Center. The property is currently zoned M-2 (Heavy Industrial), C-3 (General Commercial), OI (Office Institutional), and AG (Agricultural). The petitioner is requesting REC (Recreational) zoning classification. The property meets the requirements for rezoning.

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**City of Northport**

APPLICANT NAME

3500 MCFARLAND BLVD

ADDRESS

DAYTIME TELEPHONE

FAX NUMBER

EMAIL

OFFICE USE ONLY

ADDRESS (if applicable):

CURRENT ZONING DISTRICT: M2, C3, OI

REQUESTED ZONING DISTRICT R4C

GROSS SITE AREA 150 acres 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: City of NorthportGeneral Location or Address of Subject Property: 150 acres located east of Rose BlvdCurrent Use: UndevelopedPrior Action(s) on Subject Property: NADescribe briefly the proposed use and character of any proposed development: Recreational useIf development is proposed on the property, what other approvals from the City are required? NA☐ 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:

PRINT NAME: Glenda Webb, City AdministratorDATE: March 14, 2023

Received: _____ Date: _____

RZ

Revised 08/12

This Instrument Was Prepared by:
Jennifer T. Crabtree
Rosen Harwood, P.A.
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, Alabama 35401

Source of Title: **Deed Book 2018, at Page 16940**

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

STATUTORY WARRANTY DEED

DEED Book 2021 Page 28479
Recorded: 11/2/2021 1:23:37 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING6/mmdavidson
Tran: 6229
Probate Judge Fee \$2.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.00
No Tax Collected
Total: \$12.00

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 Grantor, **Black Warrior Solid Waste Disposal Authority, a solid waste disposal authority organized pursuant to Section 11-89A-1, et seq., Code of Alabama** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **The City of Northport, Alabama, an Alabama municipal corporation**, (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Tuscaloosa, State of Alabama, to-wit:

Lots 6, 7, and 8 of the BWSWDA Subdivision, a map or plat of which is recorded in Plat Book 2021, at Page 2 in the Probate Office of Tuscaloosa County, Alabama, reference to the said map or plat being hereby made in aid of and as a part of this description.

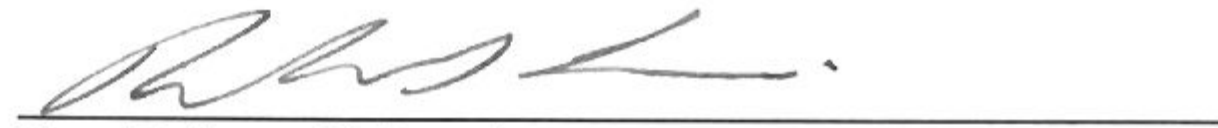
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Tuscaloosa County, Alabama.

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 heirs and assigns forever.

GRANTOR MAKES NO WARRANTIES OR COVENANT respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither conveyed nor permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, said **Black Warrior Solid Waste Disposal Authority** has caused this conveyance to be executed in the name of the undersigned officer this the 28th day of October, 2021.

Black Warrior Solid Waste Disposal Authority



By: Robert G. Lewis
Its: Chairman

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert G. Lewis, whose name as Chairman of the Black Warrior Solid Waste Disposal Authority, a solid waste disposal authority organized pursuant to Section 11-89A-1, et seq., Code of Alabama** is 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of October, 2021.



NOTARY PUBLIC
My Commission Expires: 01-15-23



Real Estate Sales Validation Form

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

Grantor's Name Black Warrior Solid Waste Disposal Authority
Mailing Address 3301 Landfill Drive
Coker, AL 35452

Grantee's Name The City of Northport, Alabama
Mailing Address 3500 McFarland Blvd.
Northport, AL 35475

Property Address Lots 6, 7 and 8 BWSWDA Subdivision
Coker, AL

Date of Sale October 28, 2021
Total Purchase Price \$ 350,000
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 _____

Print

Matthew Q Tompkins

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

in aid of and as a part of this description, having been sold to Robert Mitchell Drummond in Deed recorded in Deed Book 2020, at Page 5307, in the Probate Office of Tuscaloosa County, Alabama.

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 heirs and assigns forever.

GRANTOR MAKES NO WARRANTIES OR COVENANT respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither conveyed nor permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, said Mt. Olive Farms, II, LLC, an Alabama limited liability company has caused this conveyance to be executed in the name of the undersigned officer this the 28th day of October, 2021.

Mt. Olive Farms, II, LLC, an Alabama limited liability company


By: Robert G. Lewis
As: Chairman of Black Warrior Solid Waste Disposal Authority
Its: Sole Member

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert G. Lewis, whose name as Chairman of Black Warrior Solid Waste Disposal Authority, being the Sole Member of Mt. Olive Farms, II, LLC, an Alabama limited liability company**, 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of October, 2021.


NOTARY PUBLIC
My Commission Expires: 01-15-23



Real Estate Sales Validation Form

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

Grantor's Name Mt. Olive Farms, II, LLC
Mailing Address 3301 Landfill Drive
Coker, AL 35452

Grantee's Name The City of Northport, Alabama
Mailing Address 3500 McFarland Blvd
Northport, AL 35475

Property Address Lots 2, 4 and Part of 3 Mt. Olive Farms No. 1
Coker, AL

Date of Sale October 28, 2021
Total Purchase Price \$ 350,000
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 _____

Print Matthew Q. Tompkins

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

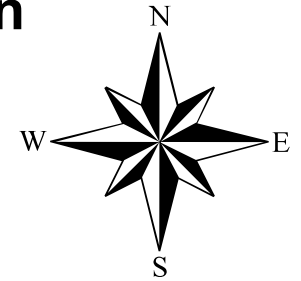
Form RT-1

Zoning

- Agriculture
- General Commercial
- Heavy Industrial
- Office and Institutional
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Subject Property

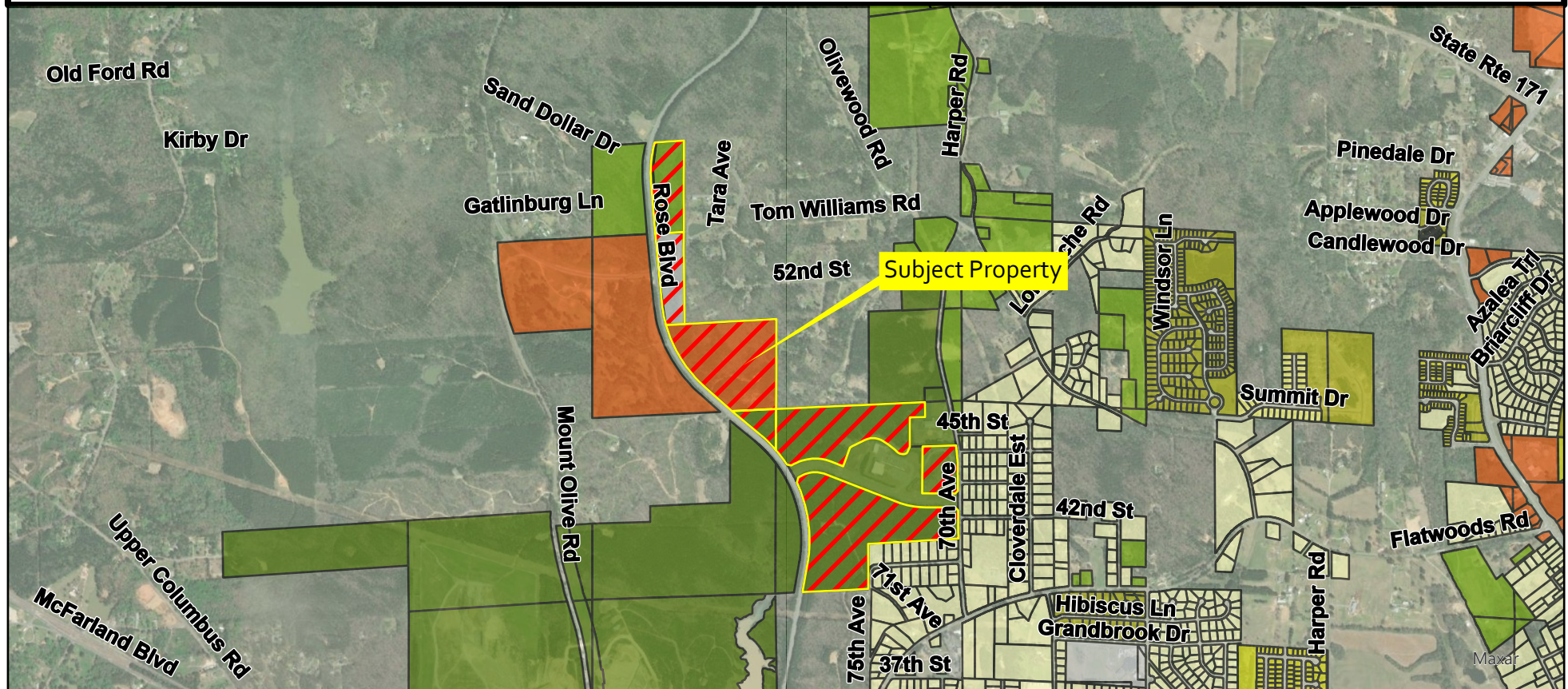
City of Northport Planning & Zoning Commission

Rezoning request



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 2,000 4,000 8,000 Feet



City of Northport
Planning and Zoning Commission – April 11, 2023
Staff Report

Case: R-6-23
Applicant: Michael Woodard
Location: 485 Union Chapel Road
Request: Rezoning

Michael Woodard requests rezoning of approximately 4.5 acres located at 485 Union Chapel Road. The property is currently zoned RS-1 (Single Family Residential). The petitioner is requesting RM (Residential Multi-family) zoning. The property meets the requirements for rezoning.

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**RECEIVED**

3:43pm 3/14/2004

Michael F. Woodard
APPLICANT NAME
12603 Canyon Club Dr
Northport, AL 35475
ADDRESS
205-799-7090
DAYTIME TELEPHONE
FAX NUMBER
mike.woodard@hotmail.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: Karen W and David W ArnoldGeneral Location or Address of Subject Property: 485 Union Chapel Road
NorthportCurrent Use: vacant lotPrior Action(s) on Subject Property: removed dilapidated old houseDescribe briefly the proposed use and character of any proposed development: Rezone to multi-familyIf development is proposed on the property, what other approvals from the City are required? N/A
☐ Subdivision
 ☐ Site Plan
 ☐ Conditional Use
 ☐ Variance

☐ Other _____
Member of Planning Department reviewing this application: SP
 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>Karen W. Arnold</u>	DATE:
PRINT NAME: <u>David W Arnold</u>	

Received: _____ Date: _____

RZ
 Revised 08/12

Recorded: 5/3/2016 4:08:20 PM
W. Hardy McCollum, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING1/MYRAA
Trans: 894082
Probate Judge Fee \$2.00
Deed Tax \$108.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.00
Total: \$120.00

THIS INSTRUMENT PREPARED BY:
C. BARTON ADCOX

ADCOX ASSOCIATES
LLC
Attorneys and Counselors at Law
2205 4TH STREET, SUITE 21
TUSCALOOSA, ALABAMA 35401
205-469-0469

Source of Title: Deed Book 2016 Page 4602

WARRANTY DEED

STATE OF ALABAMA

JOINTLY FOR LIFE

COUNTY OF TUSCALOOSA

WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RICHARD EARL CALDWELL, an unmarried man** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **DAVID W. ARNOLD AND KAREN W. ARNOLD** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Northport, Tuscaloosa County, Alabama, to-wit:

Parcel 1:

Begin at the SE corner of Section 34, R-20S, T10W and run North 4 degrees 57' East along the East boundary of Section 34 a distance of 287.8 feet to an iron pipe, thence run North 62 degrees 25' West 714.8 feet to an iron pipe on the East margin of the gravel road, thence run South 38 degrees 50' West 94.1 feet along the East margin of the gravel road to an iron pipe, thence run South 52 degrees 42' East 900.2 feet to a point of beginning.

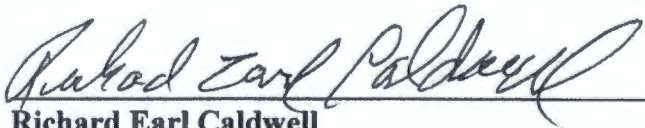
Parcel 2:

Begin at an iron pipe which is on the East boundary of Section 34, and is 287.8 feet North of the Southeast corner of Section 34, Township 20 South, Range 10 West, run thence North 4 degrees and 57 minutes; West along the East boundary of Section 34 255.2 feet to an iron pipe, thence run North 74 degrees and 42 minutes; West 564.7 feet to an iron pipe on the east margin of a gravel road, thence run South 43 degrees, no minutes; West 98.9 feet along the East margin of the gravel road to an iron pipe; thence run South 62 degrees and 25 minutes, East 714.8 feet to the point of beginning. Woolsey Finnell, Jr., Surveyor.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

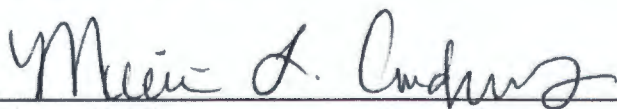
IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 29th day of April, 2016.


Richard Earl Caldwell

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned notary public, in and for said county and state, hereby certify that **Richard Earl Caldwell**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of April, 2016.


Notary Public
My commission expires 3/30/19

GRANTEES' MAILING ADDRESS:

Grantor: Richard Earl Caldwell
P.O. Box 769
Geneva, FL 32732

Grantee: David W. Arnold
250 Twin Oaks Rd
Northport, AL 35473
Grantee: Karen W. Arnold

Property: 485 Union Chapel Road
Northport, AL 35473

Date of Sale: 4/29/2016

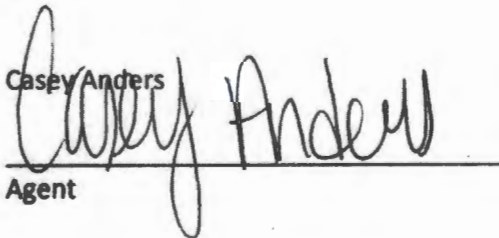
Total Purchase Price: \$108,000.00

The purchase price or actual value claimed can be verified by closing statement.

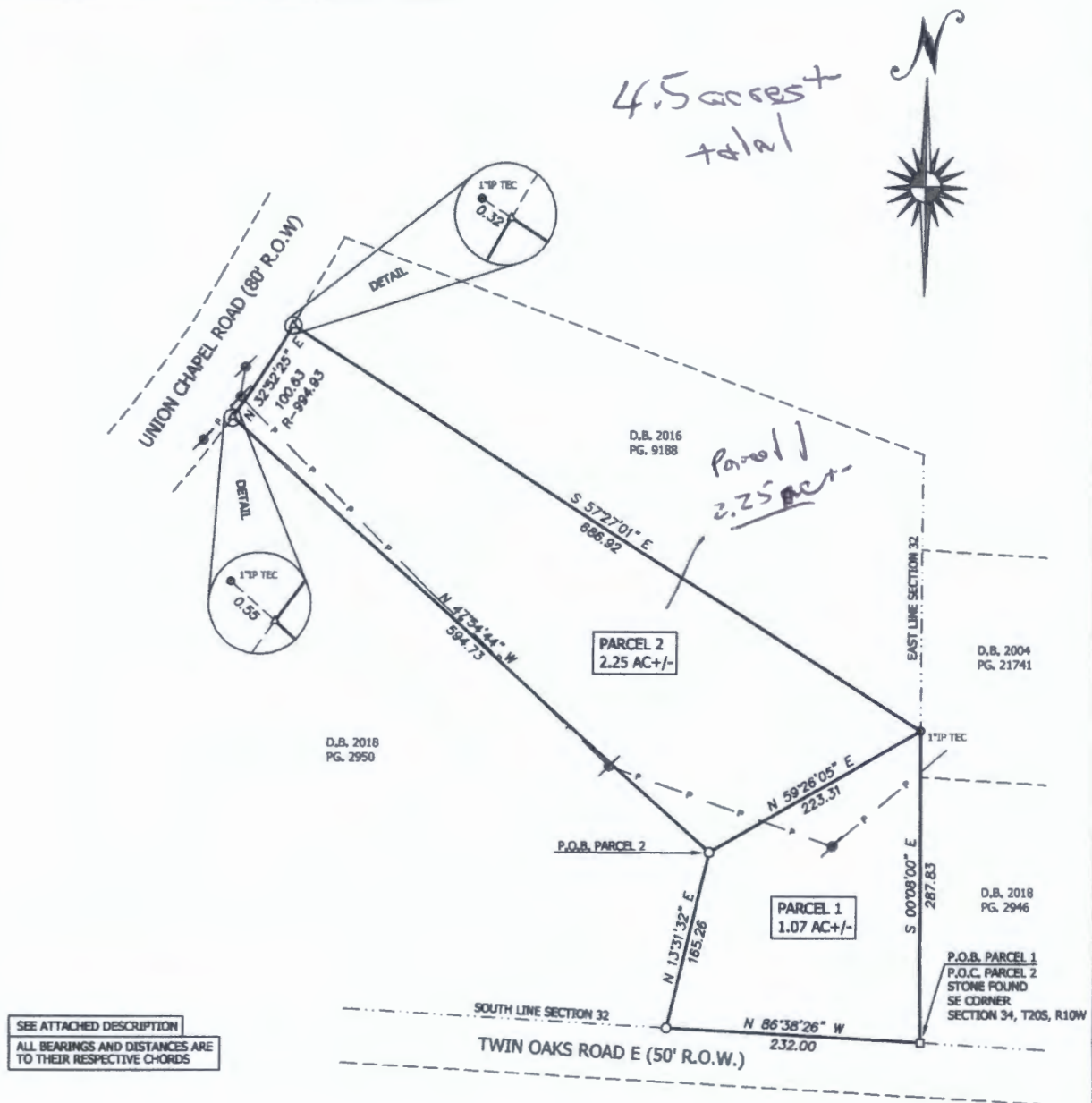
Date:

Casey Anders

Agent

A handwritten signature in black ink, appearing to read "Casey Anders", is written over a horizontal line. The signature is stylized with a large, looping initial "C".

A SURVEY OF PART OF THE SE 1/4, SE 1/4, SECTION 34, T20S, R10W
TUSCALOOSA COUNTY, ALABAMA



SEE ATTACHED DESCRIPTION
ALL BEARINGS AND DISTANCES ARE
TO THEIR RESPECTIVE CHORDS

STATE OF ALABAMA
TUSCALOOSA COUNTY

I, David R. Herndon, a Professional Land Surveyor for the firm of Herndon, Hicks and Associates, Inc., do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the _____ day of _____, 2021.

David R. Herndon, P.L.S.
Alabama License No. 14105

LEGEND

- IRON FOUND
- 1/2" CAPPED REBAR SET-CA#0085
- STONE FOUND
- △ CALCULATED POINT-NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- () RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY
- ⚡ UTILITY POLE
- P- POWER LINE

HA
HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

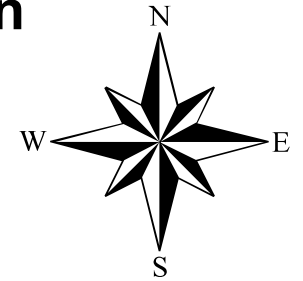
Drawn By: JCP	Field Work: 7/27/21
Scale: 1"=100'	Surveyed By: JT
Date: 7/28/21	Appd. By: DRH
Survey Type: BOUNDARY	Source of Information D.B. 2016 PG. 9188 D.B. 2018 PG. 2950
Job No.: 2107-021	Drawing No.: 2107-021

Zoning

-  Agriculture
-  General Commercial
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Parcels
-  Subject Property

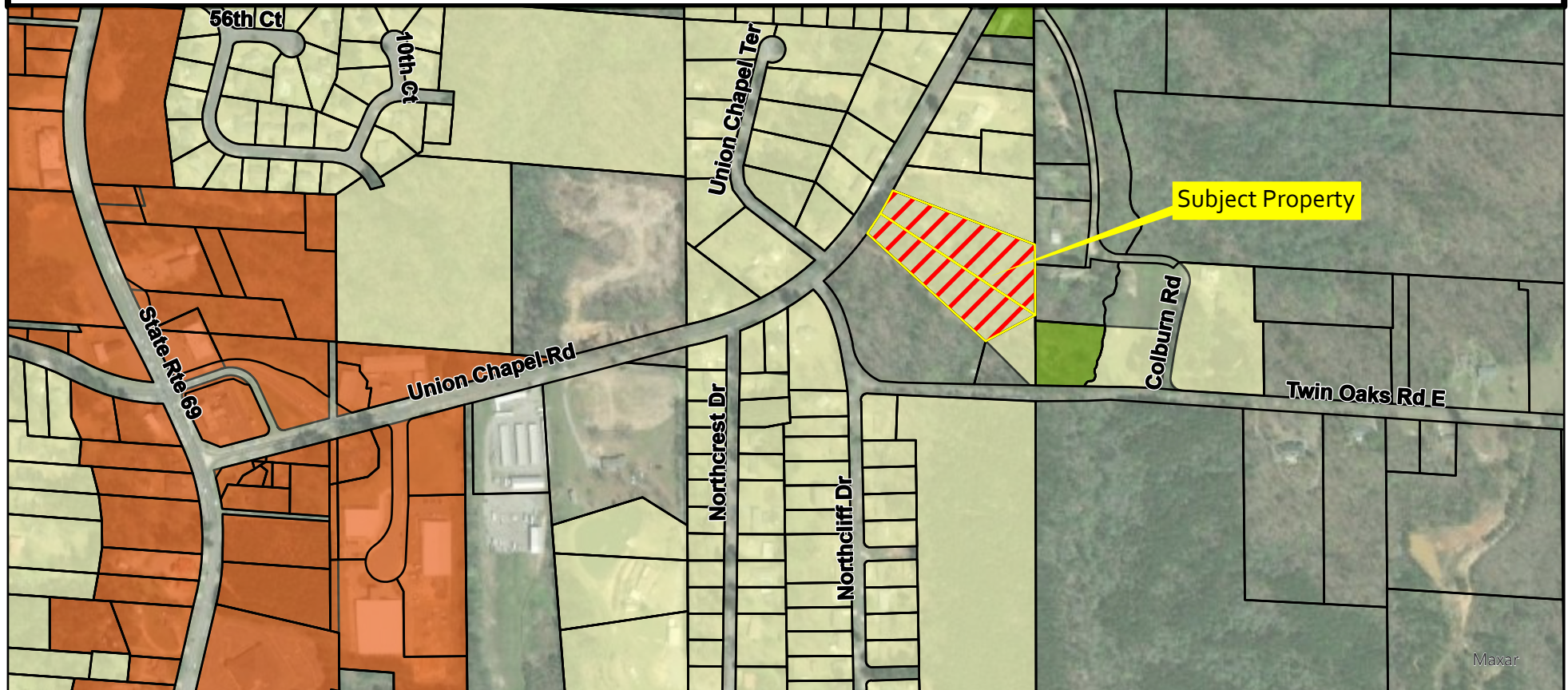
City of Northport Planning & Zoning Commission

Rezoning request



0 500 1,000 2,000
Feet

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City of Northport
Planning and Zoning Commission – April 11, 2023
Planning Staff Report

Case: S-8-23PP

Applicant: NRPC Holdings, LLC

Request: Preliminary Plat Resurvey of Lot 6B of Golden Retriever's Addition to Greenbriar Place

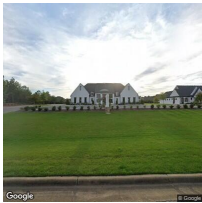
NRPC Holding, LLC requests preliminary plat approval for the Resurvey of Lot 6B of Golden Retriever's Addition to Greenbriar Place located at 4310 Watermelon Road. The plat consists of two lots on 1.8 acres. The following waiver is requested:

Sidewalks

Since this would be considered a commercial development, the Commission can approve this waiver, approve the waiver with a contribution into the sidewalk fund, or disapprove the waiver. There are no sidewalks currently adjacent to this development. The nearest sidewalk is located south of the Rice Valley Road intersection, approximately 1700 feet to the south of this property.

This item appeared on the December 14, 2021, Planning Commission agenda for preliminary plat approval. At that meeting the Commission approved the waiver for the sidewalks and approved the preliminary plat. The plat expired on December 14, 2022, prior to the submittal of the final plat. Therefore, the applicant has re-submitted the same preliminary plat approval request.

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



PERMIT PROJECT

FILE #: 23-000413

4310 WATERMELON RD NORTHPORT AL

RESURVEY OF LOT 6B OF GOLDEN RETRIEVER'S ADDITION TO GREENBRIAR PLACE, SECOND SECTOR



PERMIT #: PPA23-000006

Permit Type

Preliminary Plat Application

Subtype

Preliminary Plat Application



Work Description:

Resurvey of Lot 6B of Golden Retriever's Addition to Greenbriar Place, Second Sector

Applicant

TTL, Inc. - Eric Hamner



Status

Under Review



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

356.00

Permit Fees

7.12

Total Amount

363.12

Amount Paid

363.12

Balance Due

0.00



Non-Billable



PERMIT DATES

Application Date

03/14/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

Contact

I Am The
Surveyor



Property Owner
NRPC HOLDINGS LLC



Engineer



Surveyor
TTL, Inc. - Eric Hamner



PROJECT INFORMATION

Number of Adjacent Property Owners
10

In City Limits?
Yes



Current Zoning
OI



Change in Zoning Requested
OI



Total Acreage
1.8

Total Lots
2

Is this property over 20 acres or part of a master plan?
No



Date of Predesign/Pre-application Meeting
11/05/2021

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

West side of Watermelon Road, South of Greenbriar Blvd

Will any waivers be requested?

Yes

Waivers

Sidewalks

Submittal Requirements

Copy of Plat

[21-3359.Prelim Plat.pdf](#)



Legal Description

[2016_0145 Golden Retriever's Addition To Greenbriar Place Second Sector.pdf](#)



Notarized Designation to Authorize Agent Form (Click to Download)

[CityofNorthportDesignationofAgentForm.pdf](#)



Waiver

[21-3359 Variance Request Letter.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 N/A	▼
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 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 Yes	▼
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
EMH

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

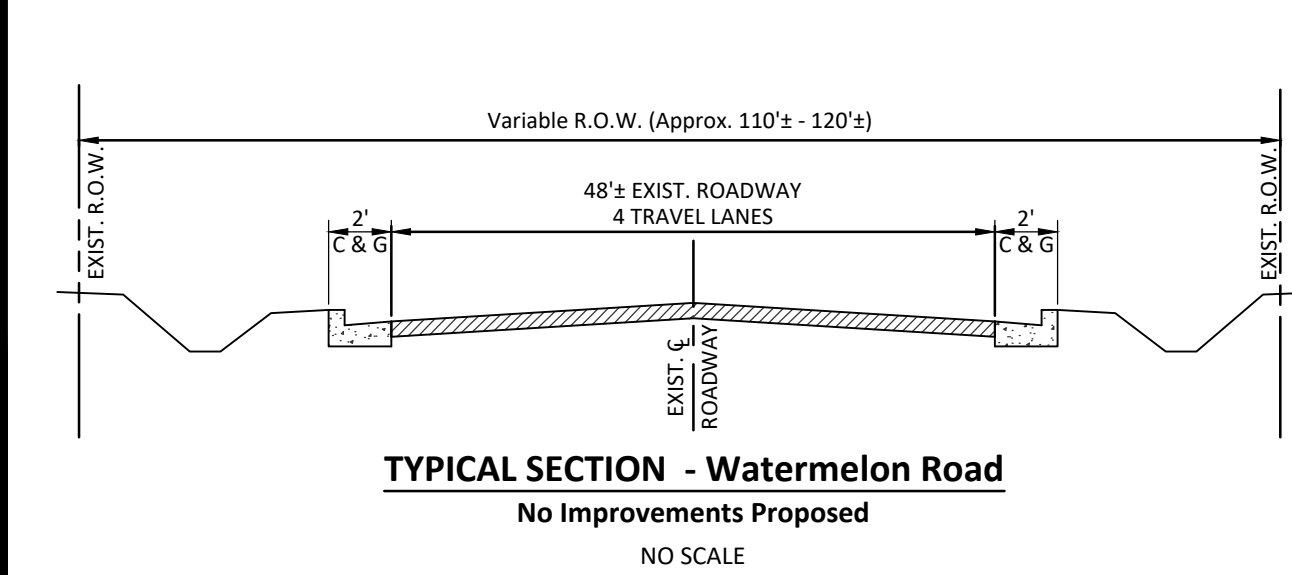
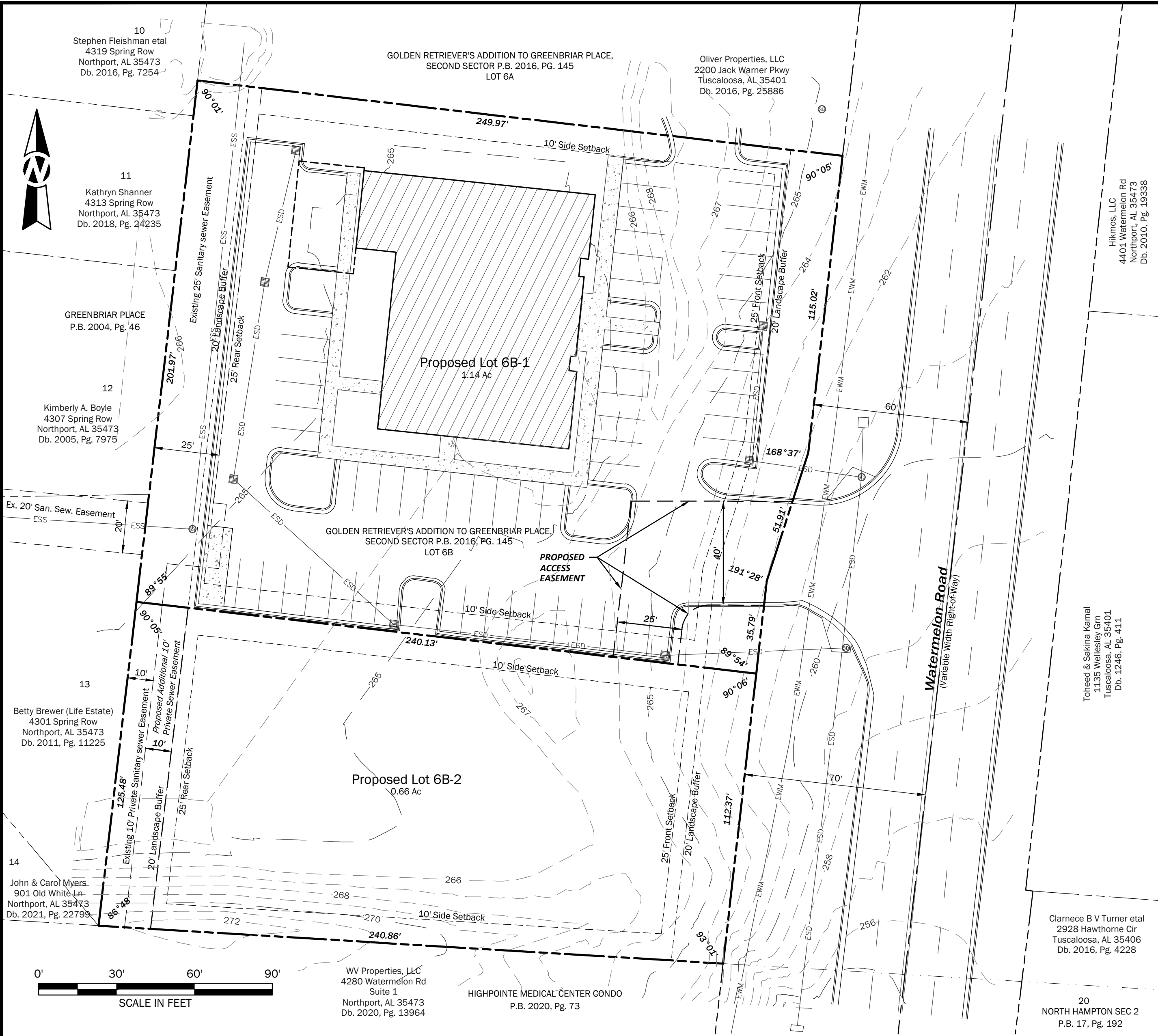


FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				81.00	
Convenience Fee		1.0	7.1200	7.12	
Plan Check Fees				356.00	
Permit Fees				7.12	
Total Fees				363.12	

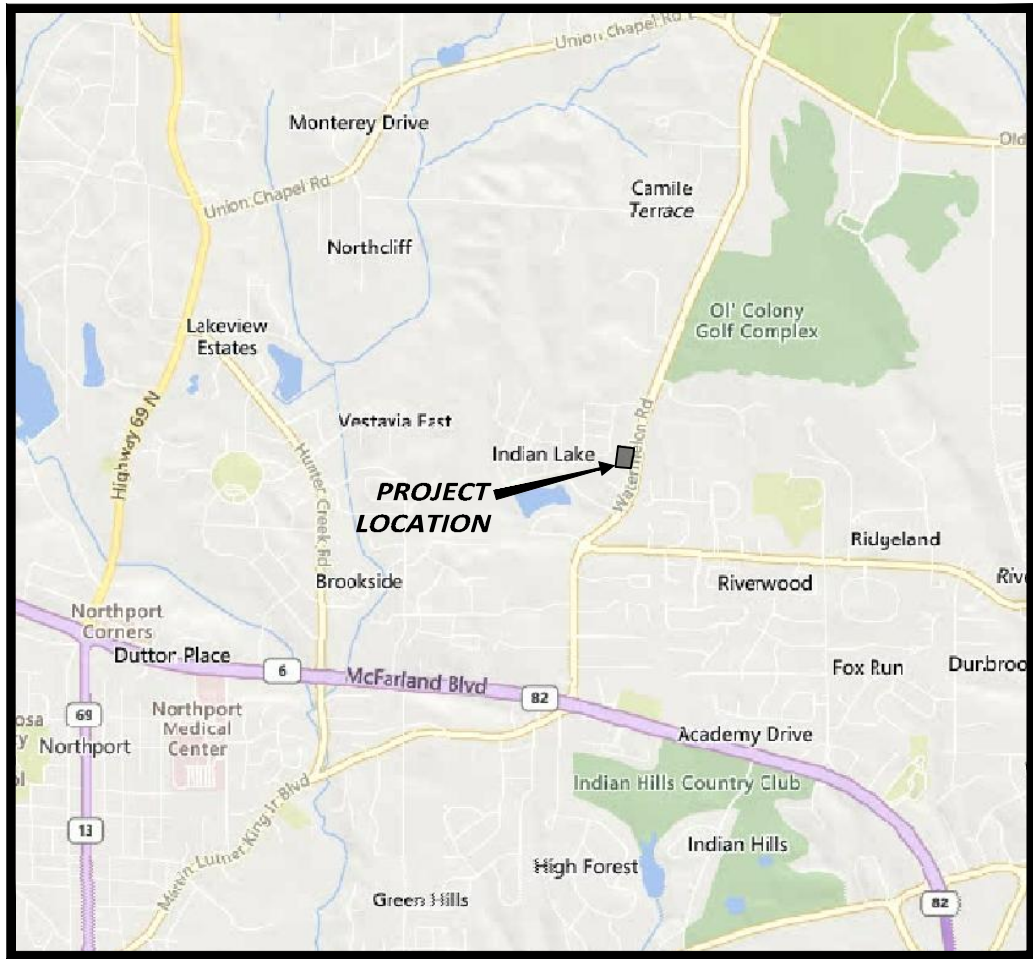
PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
03/14/2023	Cred	AI0AACEB0	PPA2	7628	TTL, Inc. -	363.12	
Amount Paid						363.12	
Balance Due						0.00	



- NOTES:**
- All bearings are to Grid North as established by global positioning utilizing CORS Station benchmarks.
Horizontal Datum: NAD83, Alabama West, US Feet
Vertical Datum: NAVD 1988, US Feet
 - No title search was performed with this survey.
 - All underground utilities may not be shown hereon.
Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied.
Utilities should be verified onsite prior to any construction or digging.
 - Sources of Title: Db. 2018, Pg. 6570; Db. 2018, Pg. 6572
 - Current Zoning: O-I
 - No part of this property lies in a special flood hazard boundary. FEMA Map Number 01125C0506G Panel 506 revised January 16, 2014.
 - Total Area of Property Owned is 1.80± Acres.
 - Total Area Under Control of Developer is 1.80± Acres.
 - Parking: Currently 55 Spaces (51 Reg + 4 ADA). Net after Access tie: 52 Spaces
 - Waiver Requested:
9.1 Sidewalks
 - Lot 6B-2 will be restricted from having a drive onto Watermelon Road. Lot 6B-2 will access Watermelon Road via access easement across Lot 6B-1 as shown.
 - Owner/Developer of property being subdivided:
NRPC Holdings, LLC
4310 Watermelon Road
Northport, AL 35473



VICINITY MAP

NO SCALE

LEGEND

---	EXISTING BOUNDARY LINE
- - - -	EXISTING RIGHT-OF-WAY
---	EXISTING PROPERTY LINE
- - - -	EXISTING SUBDIVISION LOT LINE
---	EXISTING WOOD FENCE
150	EXISTING CONTOUR 5' INTERVAL
149	EXISTING CONTOUR 1' INTERVAL
ESS	EXISTING SANITARY SEWER MAIN
ESD	EXISTING STORM DRAIN
EWM	EXISTING WATER MAIN
EGM	EXISTING GAS MAIN
EOE	EXISTING OVERHEAD ELECTRICAL
EUE	EXISTING UNDERGROUND ELECTRICAL
EUC	EXISTING UNDERGROUND CABLE TELEVISION
EUT	EXISTING UNDERGROUND TELEPHONE
EUF	EXISTING UNDERGROUND FIBER OPTIC
⊗	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING SANITARY SEWER CLEANOUT
⊗	EXISTING STORM MANHOLE
⊕	EXISTING STORM GRATE INLET
⊗	EXISTING WATER VALVE
⊕	EXISTING WATER METER
⊗	EXISTING FIRE HYDRANT
⊕	EXISTING GAS METER
⊗	EXISTING GAS VALVE
⊕	EXISTING POWER POLE
⊗	EXISTING GUY ANCHOR
⊕	EXISTING LIGHT POLE
⊗	EXISTING ELECTRICAL BOX
⊕	EXISTING TELEPHONE PEDESTAL
⊗	EXISTING CABLE TELEVISION PEDESTAL
⊕	EXISTING BOLLARD
⊗	EXISTING SIGN
●	IRON PIPE / PIN FOUND
△	CAPPED REBAR FOUND
●	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET
SEC	SECTION
T	TOWNSHIP
R	RANGE
R.O.W.	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
PB.	PLAT BOOK
DB.	DEED BOOK
PG.	PAGE
()	RECORD DIMENSION
⊗	EXISTING TREE
▨	EXISTING CONCRETE PAVEMENT
▨	EXISTING ASPHALT PAVEMENT
▨	EXISTING BUILDING
▨	EXISTING RIPRAP LINING

PROJECT SURVEYOR
TTL, INC.
ERIC M. HAMNER
ALABAMA LICENSE NO. 29982
2890 RICE MINE ROAD NE
TUSCALOOSA, AL 35406

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Proposed Site Schematic

No.	Date	Revision Description
1	12/01/21	Revised per Staff Comments
Drawn By: G N F		Checked By: EMH
Date Drawn: 11/02/2021		Date Surveyed: N/A
Scale: 1"=30'		Proj. No.: 21-01-03359.00
File Name: 21-3359,Prelim Plat.dwg		

Sheet No.

1

Resurvey of Lot 6B of Golden Retriever's
Addition to Greenbriar Place, Second Sector
P.B. 2016, Pg. 145

NRPC Holdings, LLC
4310 Watermelon Road
Northport, Tuscaloosa County, Alabama

TTL

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



2890 Rice Mine Road NE
Tuscaloosa, AL 35406
205.561.3778
www.ttlusa.com

November 15, 2021

Ms. Julie Ramm
Director of Planning
City of Northport

RE: Resurvey of Lot 6B of Golden Retriever's Addition to Greenbriar Place Second Section
Variance Request Letter

Dear Ms. Ramm:

We are writing on behalf of the Owner to request variances from the subdivision regulations for the proposed 2-lot subdivision, lying at 4310 Watermelon Road. The developer wishes to request the following variance:

1. Sidewalks: WE are requesting the variance for sidewalks along Watermelon Road. No other sidewalks are currently constructed in the vicinity to match and the existence of drainage swales and ditches along the road would make sidewalk construction difficult.

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

Sincerely,
TTL, INC.

A handwritten signature in blue ink, appearing to read 'E. Hamner'.

Eric M. Hamner, PLS
Project Manager

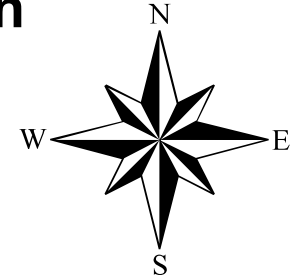
cc: File

Zoning

-  Agriculture
-  Neighborhood Commercial
-  General Commercial
-  Office and Institutional
-  Residential Multi-Family
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Residential Single-Family - 2
-  Residential Single-Family - 4
-  Subject Property

City of Northport Planning & Zoning Commission

Preliminary Plat



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0 500 1,000 2,000 Feet

