

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MAY 9, 2023**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. APPROVAL OF MINUTES**
 - A. April 11, 2023**
- 5. APPROVAL OF THE 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.**
 - B. S-8-23 RSVY of Lot 6B of Golden Retriever’s Addition – TTL, LLC is requesting approval of sidewalk waiver for the preliminary plat of approximately 1.8 acres located west of Watermelon Road and south of Greenbriar Boulevard.**
- 10. NEW BUSINESS**
 - A. R-7-23 City of Northport – City of Northport requests rezoning of approximately 160 acres located south of 5th Street and west of 30th Avenue from Office Institutional, South Main Riverfront, Multi-Family Housing, Conservation, Historic Neighborhood, and Working Riverfront to Recreational.**
 - B. S-9-23 RSVY of Lots 3-5, Bellwood Subdivision – Herndon Hicks Associates requests Preliminary Plat approval of approximately 0.9 acres located east of Bellwood Lane.**
- 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 – May 9, 2023
Planning Staff Report

Case: S-1-23PP
Applicant: North Square Properties, LLC
Request: Preliminary Plat Resurvey of Lot 2 Beeker Properties

North Square Properties requests preliminary plat approval for the Resurvey of Lot 2 Beeker Properties located north of US Highway 82 and east of 36th Avenue. The plat consists of two lots on 9.45 acres. The following waivers are requested:

Sidewalks
Landscaping
Half street improvements

The sidewalk waiver is requested along 36th Avenue. There are no sidewalks currently adjacent to this development. ALDOT has provided correspondence stating they will not require sidewalks along McFarland Boulevard. Since this would be considered a commercial development, the Commission can approve the sidewalk waiver, approve the waiver with a contribution into the sidewalk fund, or disapprove the waiver.

The petitioner is requesting a waiver from the landscaping requirements in the subdivision regulations. Any future development or redevelopment of this property would be required to meet the landscaping requirements of the zoning ordinance.

The half street improvements waiver is requested for the frontage along 36th Avenue. There are currently no other half street improvements along this street.

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

Preliminary Subdivision Plat Approval

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

Date of Application: 12/12/2022

1. Name of Subdivision Resurvey of Lot 2 Beeker 82 Properties
2. Name of Applicant: North Square Properties LLC Phone: _____
Full Address: 1647 McFarland Blvd N Suite 1A Tuscaloosa, AL 35406
3. Name of Agent Designated by Owner: Bobby Herndon
Full Address: 2728 Lurleen Wallace Blvd Northport, AL 35476
4. Owner of Record: North Square Properties LLC Phone: _____
Full Address: 1647 McFarland Blvd N Suite 1A Tuscaloosa, AL 35406
5. Engineer: _____ Phone: _____
Full Address: _____
6. Land Surveyor: Bobby Herndon Phone: 205-333-0003
Full Address: 2728 Lurleen Wallace Blvd Northport, AL 35476
7. Subdivision Location: On the North side of Hwy 82 (Street)
700 Feet East (Direction) of Hwy 43
8. Total Acreage: 9.45 Zone: C6 and C3 Number of Lots: 2
9. Tax Map Parcel I.D. #: 63 31 02 09 2 001 012.000 and 63 31 02 09 2 001 021.000
10. List any Requested Waivers: Sidewalks. Landscaping. 1/2 Street Improvements and MBL on preliminary plat
11. Date of any Pre-Application Conference: _____
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: _____

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

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...of the ... of the ...

Alabama
Mississippi

Bobby Hamilton

...of the ... of the ...

December 12th

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THE CITY OF NORTHPORT

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City of Northport
3500 McFarland Blvd.
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205-333-3002

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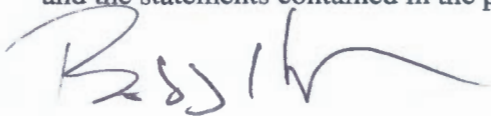
scheduled for such hearing to be held within thirty (30) days subsequent to such acceptance.

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, Bobby Herndon hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.



2728 Lurleen Wallace Blvd
Northport, AL 35476
(Mailing Address)

Subscribed and sworn to before me this 12th day December, 2022.

Beverly Dyer
Notary Public

My Commission Expires: 10-20-26

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

**CITY OF NORTHPORT
PRELIMINARY PLAT CHECKLIST**

Name of Plat: Resurvey of lot 2 Beeker 82 Properties

Developer: North Square Properties

Developer's Engineer/Surveyor: Bobby Herndon

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.
- ☒ Proposed storm drains, sanitary sewer with approximate sizes and design data.
- ☒ 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.
- ☒ Erosion control measures to be used during construction of the subdivision as required by article XI.
- ☒ Width of all proposed paving in the proposed project from back to back of curb.
- ☒ Proposed location of "stop," "yield" and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.

- ☒ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
- ☒ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
- ☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
- ☒ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
- ☒ Location of proposed sidewalks.
- ☒ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
- ☒ Designation of Agent.



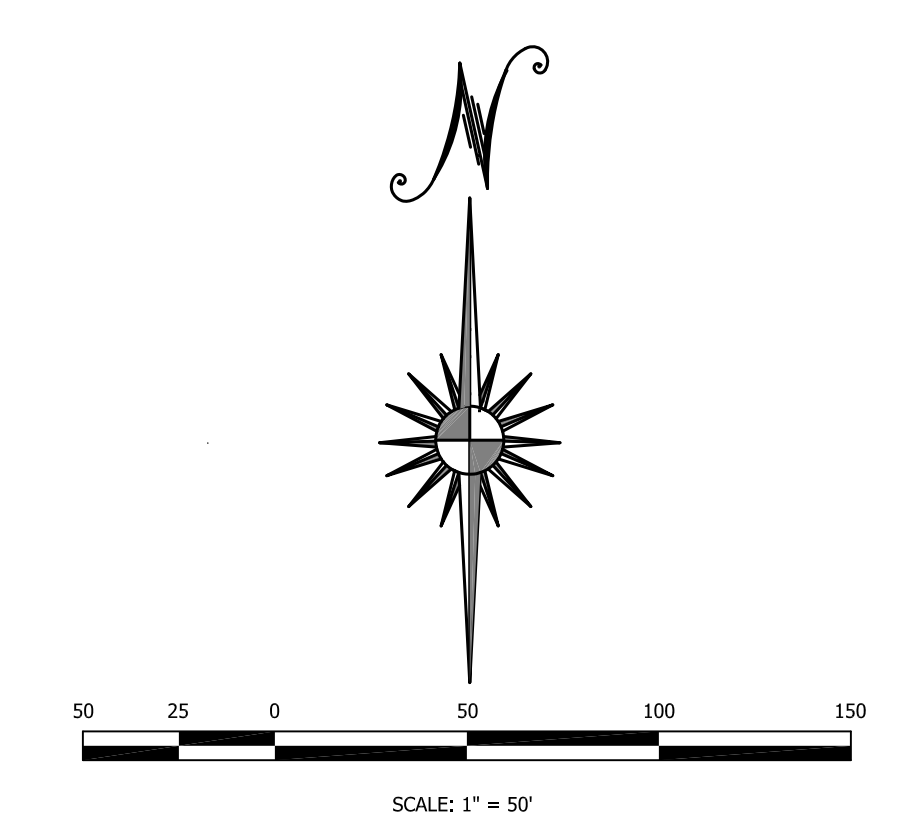
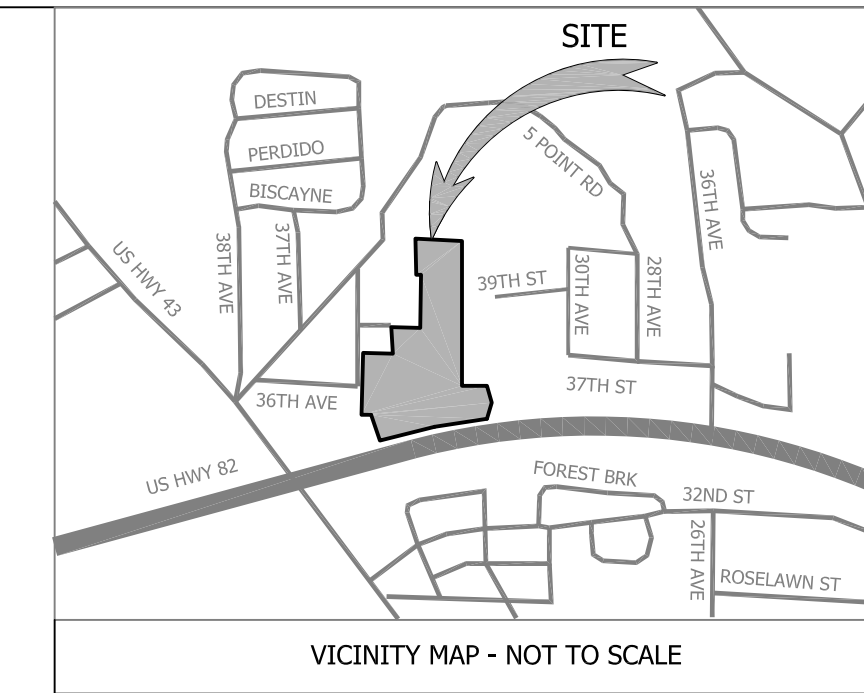
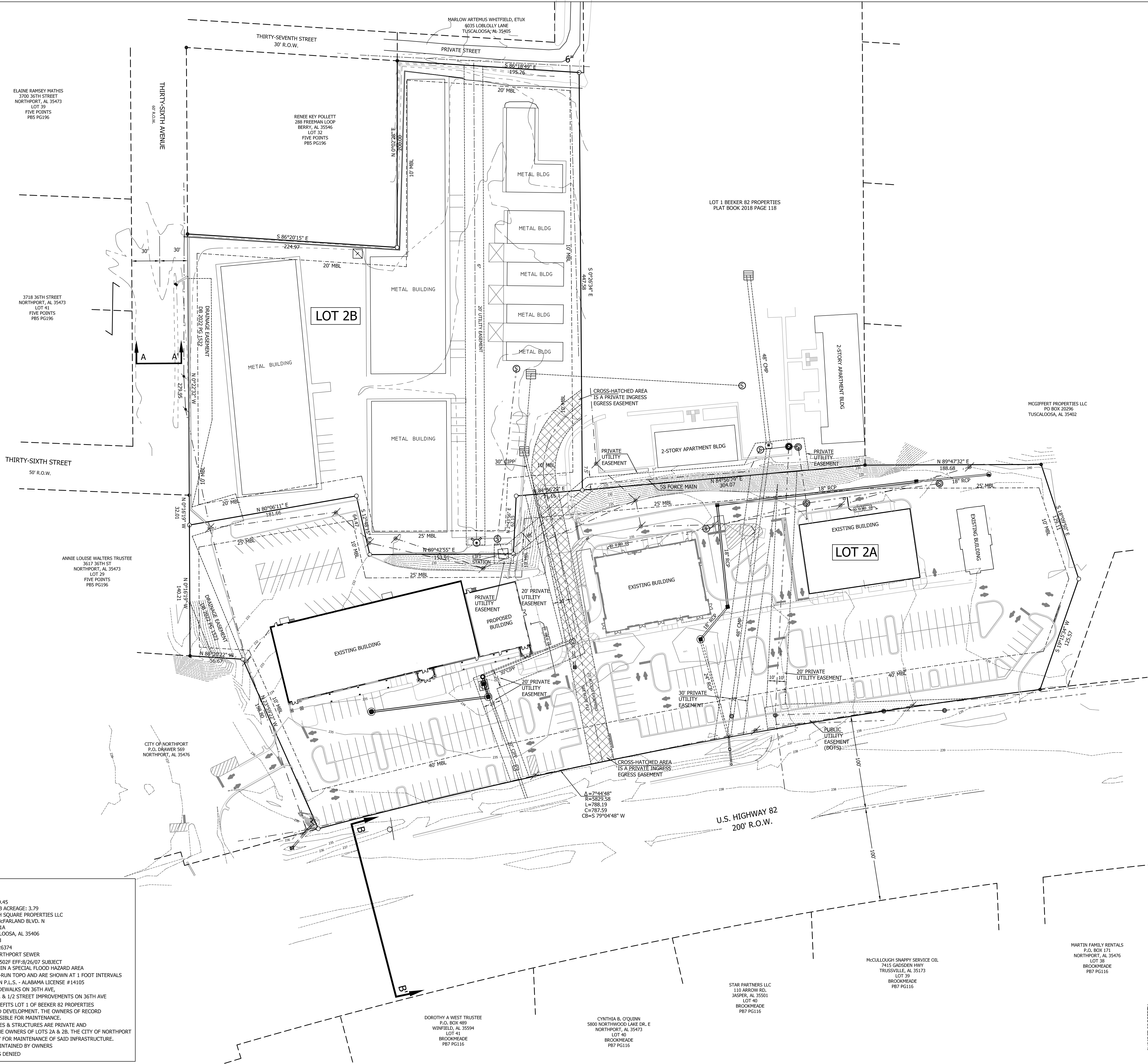
Signature of Engineer/Surveyor

12/12/2022

Date

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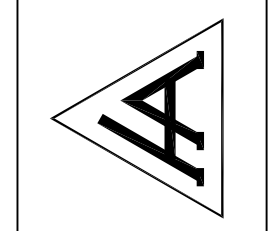
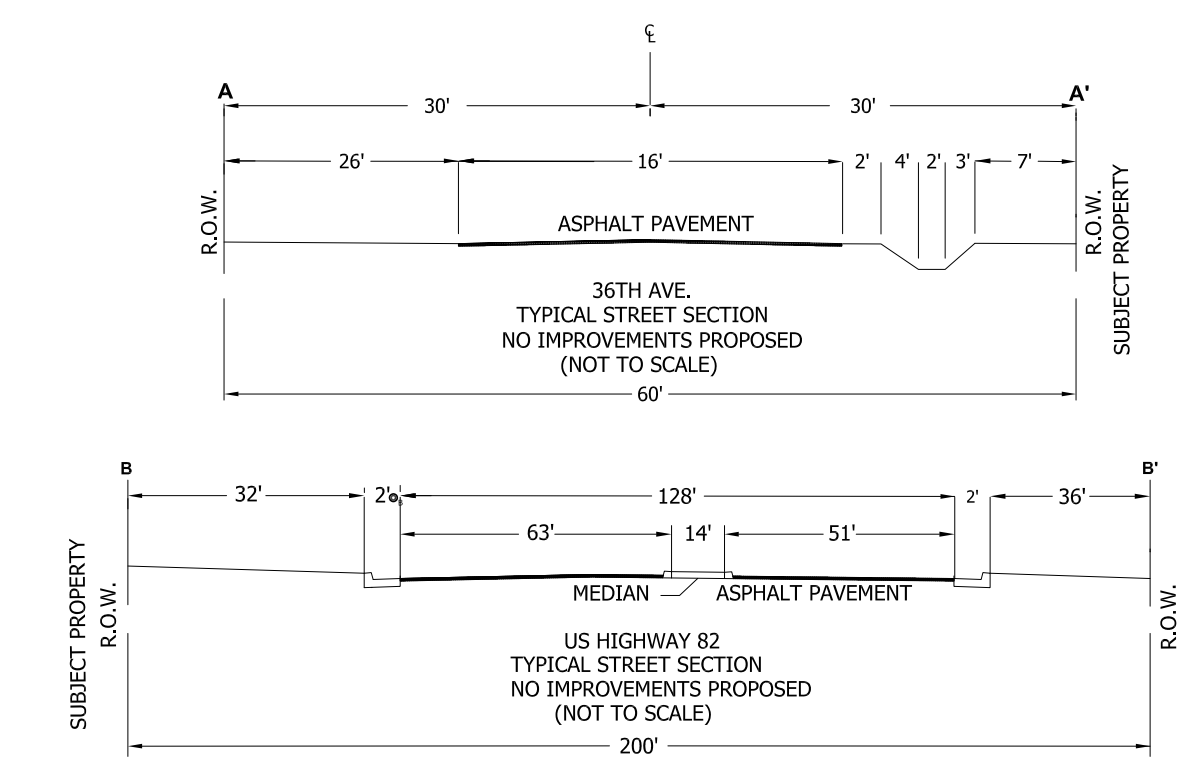
- NOTES:
1. TOTAL ACREAGE OWNED: 9.45
 2. TOTAL ACREAGE DEVELOPED: 9.45
 3. LOT 2A ACREAGE: 5.65 - LOT 2B ACREAGE: 3.79
 4. OWNERS/DEVELOPERS: NORTH SQUARE PROPERTIES LLC
1647 McFARLAND BLVD, N
SUITE 1A
TUSCALOOSA, AL 35406
 5. PROPERTY IS ZONED: C6 and C3
 6. SOURCE OF TITLE DB 2019 PG 26374
 7. SITE IS SERVED BY CITY OF NORTHPORT SEWER
 8. PER FEMA FLOOD MAP 01125C0502F EFF:8/26/07 SUBJECT
PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
 9. CONTOURS TAKEN FROM FIELD-RUN TOPO AND ARE SHOWN AT 1 FOOT INTERVALS
 10. SURVEYOR: DAVID R. HERNDON P.L.S. - ALABAMA LICENSE #14105
 11. WAIVERS REQUESTED FROM SIDEWALKS ON 36TH AVE,
LANDSCAPING REQUIREMENTS, & 1/2 STREET IMPROVEMENTS ON 36TH AVE
 12. THE 25' ACCESS EASEMENT BENEFITS LOT 1 OF BEEKER 82 PROPERTIES
AND LOT 2B OF THIS PROPOSED DEVELOPMENT. THE OWNERS OF RECORD
OF THESE LOT WILL BE RESPONSIBLE FOR MAINTENANCE.
 13. STORM & SANITARY SEWER PIPES & STRUCTURES ARE PRIVATE AND
ARE TO BE MAINTAINED BYT THE OWNERS OF LOTS 2A & 2B. THE CITY OF NORTHPORT
WILL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF SAID INFRASTRUCTURE.
 14. PRIVATE PUMPING STATION MAINTAINED BY OWNERS
 15. DIRECT ACCESS TO 36TH AVE IS DENIED



Source	D.B. 2019 PG. 26374	Job No.	2211-012
Field Work	4/07/23	Date	4/07/23
Survey Type	BOUNDARY	By	JH
ACAD File	2211-012PSD	Approved By	JH
COGO File	2211-012LSE	Surveyed by	JT

PRELIMINARY PLAT
RESURVEY OF LOT 2 BEEKER 82 PROPERTIES (PB 2018 P 118)
Northwest 1/4 of Section 9, Township 21 South, Range 10 West
City of Northport, Tuscaloosa County, Alabama

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35776
Phone (205) 533-0003
mh@hnaurveyors.com



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

December 13, 2022

Northport Planning and Zoning Board
Northport, Alabama 35476

RE: Resurvey of Lot 2, Beeker 82 Properties

To Whom It May Concern:

Please place our preliminary plat of the above referenced subdivision on your January agenda. We respectfully request waivers of sidewalks, half street improvements, land scaping requirements and minimum building lines shown on preliminary plat. The object of this division is to separate Beeker's new commercial buildings from the warehouses to the north.

If you have any questions, please feel free to call.

Sincerely,


David R. (Bobby) Herndon
President

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

 8:43am
RECEIVED
12/13/2022



City of Northport Designation of Agent Form

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

I, Inge Becker, being owner of the property which is the subject of this application
hereby authorize Bobby Herndon, 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: 12/12/2022

Property Owner Mailing Address: _____

P.O. Box 2267

Tuscaloosa, AL 35403

Phone Number: _____

205-534-5818

Authorized Agent Mailing Address: _____

2728 Lurleen Wallace Blvd

Northport, AL 35476

Phone Number: _____

205-242-1002

STATE OF ALABAMA

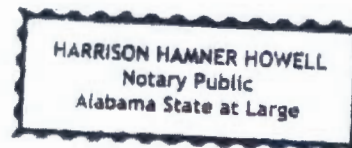
COUNTY OF TUSCALOOSA

I, Harrison Howell, a Notary Public in and for said County and State, hereby certify
that Inge Becker, 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 12th day of December, 2022

H3
Notary Public

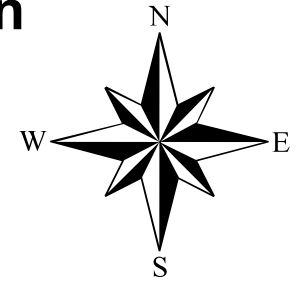
My Commission Expires: 4/5/26



City of Northport Planning & Zoning Commission

Zoning

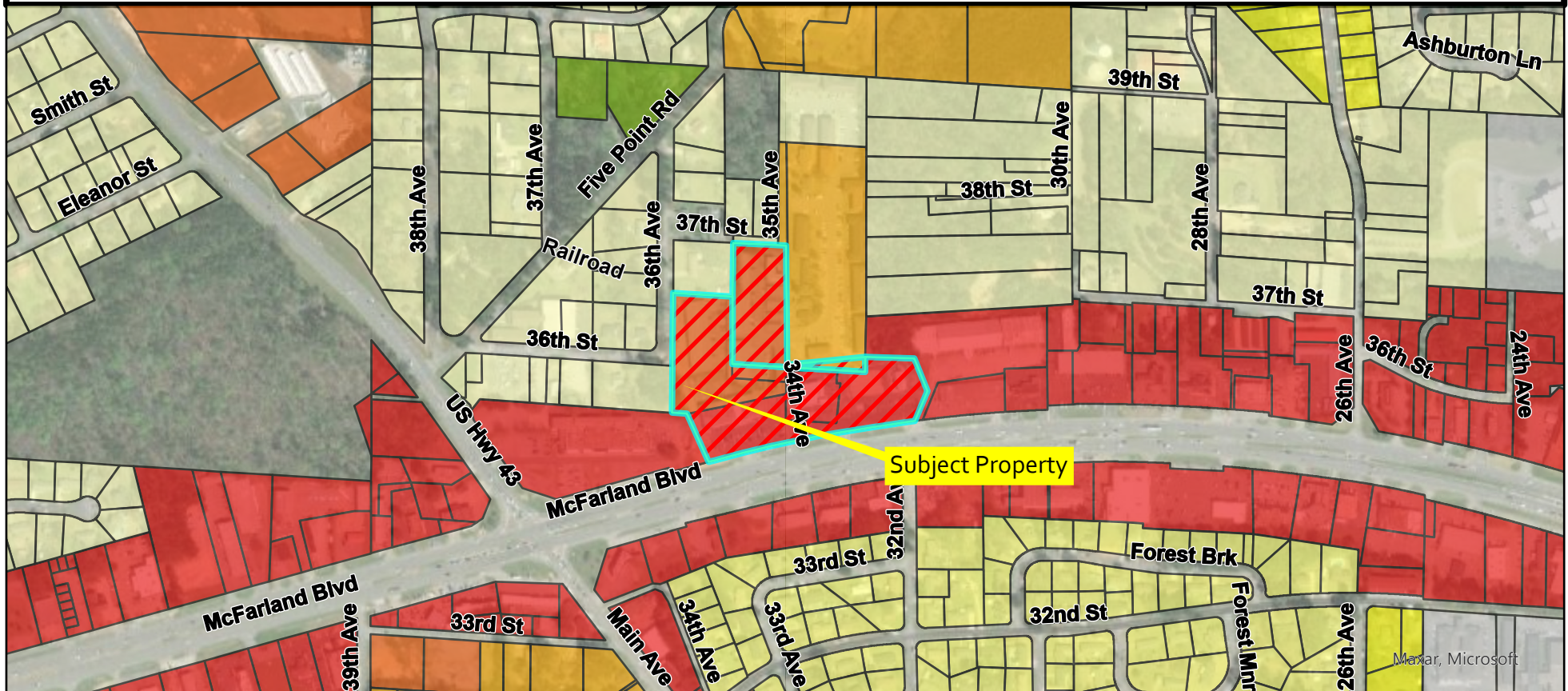
Preliminary Plat



- Agriculture
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Subject Property

0 500 1,000 2,000 Feet

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



Maxar, Microsoft

City of Northport
Planning and Zoning Commission – May 9, 2023
Planning Staff Report

Case: S-8-23PP

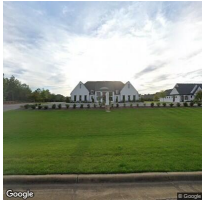
Applicant: NRPC Holdings, LLC

Request: Sidewalk waiver for the Resurvey of Lot 6B of Golden Retriever's Addition to Greenbriar Place

NRPC Holding, LLC appeared before the Planning Commission at the April 11, 2023, Commission meeting requesting preliminary plat approval for the Resurvey of Lot 6B of Golden Retriever's Addition to Greenbriar Place located at 4310 Watermelon Road. There were four affirmative votes in favor of approving the sidewalk waiver with the payment into the Sidewalk Trust Fund. After extensive research, staff has found conflicting legal opinions on how many affirmative votes is required to pass a waiver on a subdivision plat. However, in the past we have required six affirmative votes for the approval of a waiver. Since there were only 4 affirmative votes for the waiver, the motion failed. To be consistent and fair to the petitioner, we are asking the Commission to reconsider the waiver for sidewalks on this plat.

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.

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

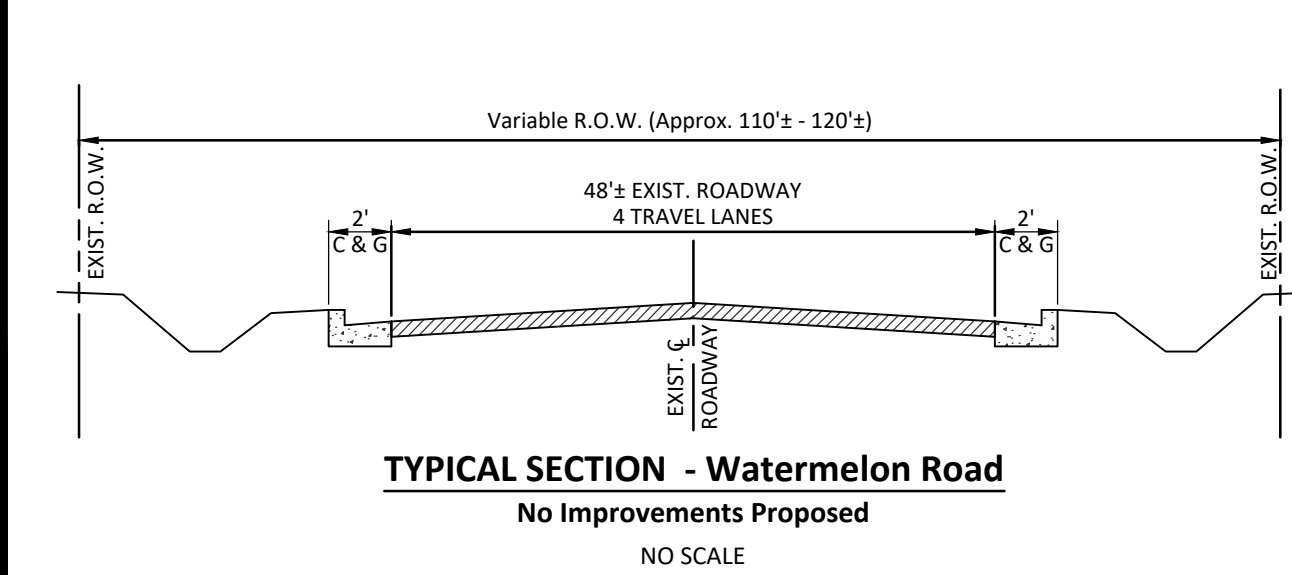
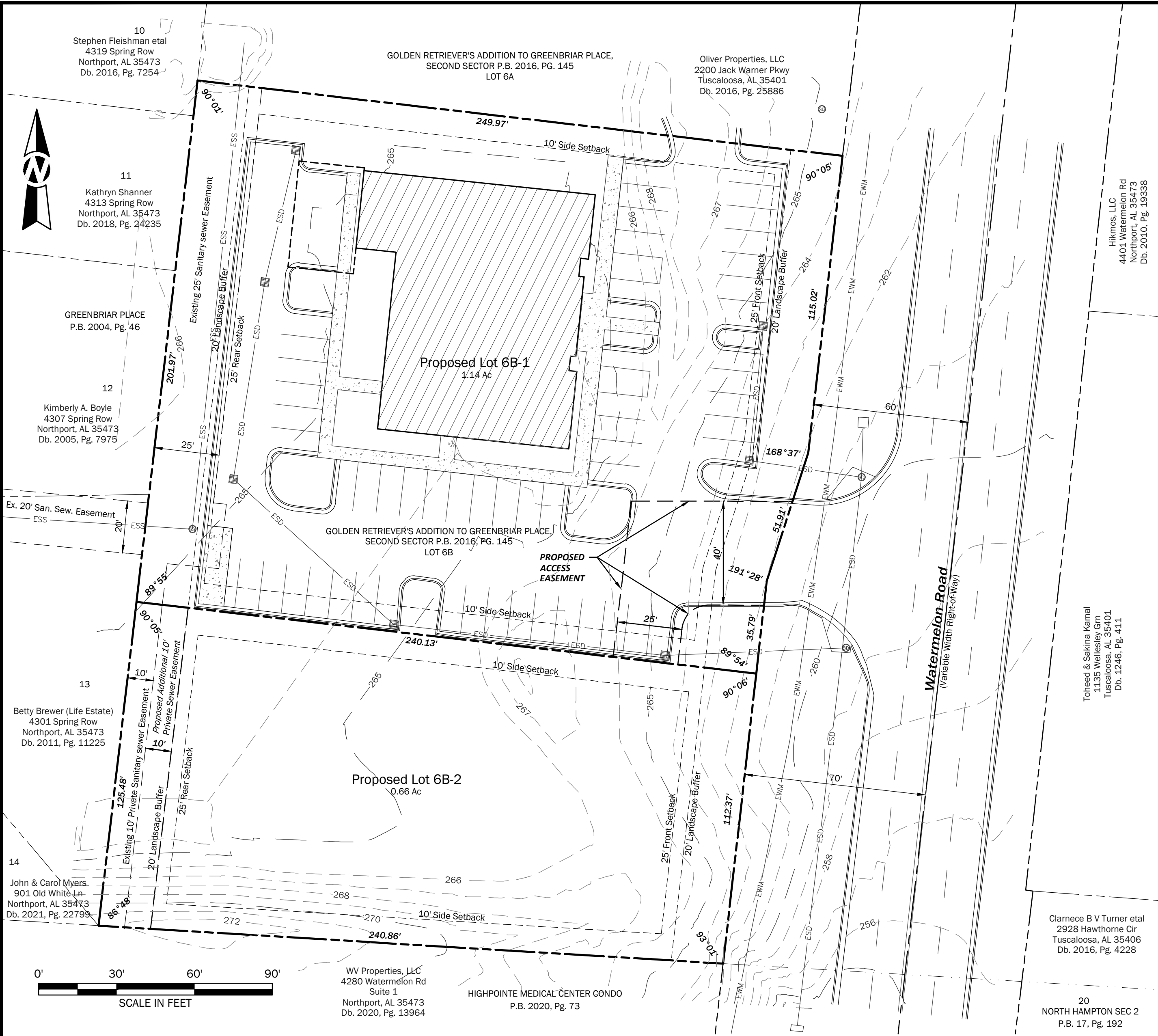


FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				81.00	
Convenience Fee		1.0	7.1200	7.12	
Plan Check Fees				356.00	
Permit Fees				7.12	
Total Fees				363.12	

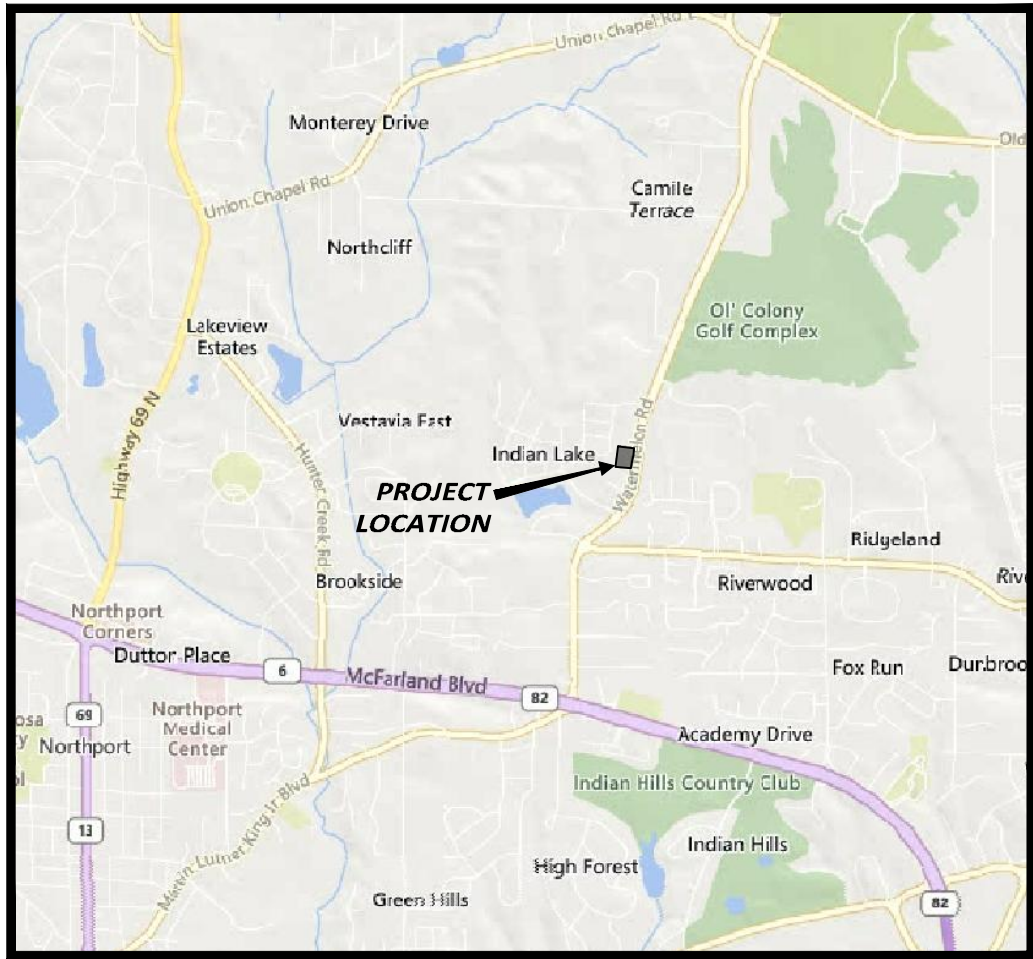
PAYMENTS



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
---	EXISTING CONTOUR 5' INTERVAL
---	EXISTING CONTOUR 1' INTERVAL
---	EXISTING SANITARY SEWER MAIN
---	EXISTING STORM DRAIN
---	EXISTING WATER MAIN
---	EXISTING GAS MAIN
---	EXISTING OVERHEAD ELECTRICAL
---	EXISTING UNDERGROUND ELECTRICAL
---	EXISTING UNDERGROUND CABLE TELEVISION
---	EXISTING UNDERGROUND TELEPHONE
---	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
---	SECTION
---	TOWNSHIP
---	RANGE
---	RIGHT-OF-WAY
---	MINIMUM BUILDING LINE
---	PLAT BOOK
---	DEED BOOK
---	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		Checked By: EMH	Date Surveyed: N/A	Proj. No.: 21-01-03359.00
		Revised per	Staff Comments			
1	12/01/21					
Drawn By: G N F						
Date Drawn: 11/02/2021						
Scale: 1"=30'						
		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

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

TTL



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

From: [Jason Walker](#)
To: [Julie Ramm](#); [Eric Hamner](#)
Cc: [Brad Matthews](#); [Christopher Cunningham](#); [Morgan P. Williams](#); [Shaun Patten](#)
Subject: RE: [External] Sidewalk Waiver
Date: Friday, April 14, 2023 1:41:55 PM
Attachments: [image001.png](#)
[image002.png](#)

Thanks for your help with this! We will confirm that direction with the owner.

Jason

Jason C. Walker, PE, PLS

Executive Vice President

Chief Operating Officer

Office: 205.345-0816

Cell: 205.361.7021

www.ttlusa.com



From: Julie Ramm <jramm@cityofnorthport.org>
Sent: Friday, April 14, 2023 12:05 PM
To: Jason Walker <jwalker@ttlusa.com>; Eric Hamner <ehamner@ttlusa.com>
Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>; Shaun Patten <spatten@cityofnorthport.org>
Subject: RE: [External] Sidewalk Waiver

Jason and Eric,

As a compromise, we are willing to take the payment into the sidewalk bank and proceed with signing the final plat. We will take the waiver back to the Commission at their May meeting. The Commission will have the option to waive the sidewalks completely, waive with a payment into the sidewalk bank, or require sidewalk construction. In the event they require sidewalks to be built, we will hold the sidewalk bank payment and CO's for future development on this lot until sidewalks are constructed. We agree that it appears that the Commission's intent was to not require sidewalk construction. However, we aren't the ones voting!

From: Jason Walker <jwalker@ttlusa.com>
Sent: Friday, April 14, 2023 9:49 AM
To: Eric Hamner <ehamner@ttlusa.com>; Julie Ramm <jramm@cityofnorthport.org>
Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>
Subject: RE: [External] Sidewalk Waiver

Any administrative approval leeway on this would be very much appreciated by the owner since this was initially approved last year, apparently no commission members are requesting the sidewalk actually be built along this stretch of road, and due to the confusion the night of the vote.

This all really does seem confusing. Can the “failed” vote not be considered to be based on an assumption that: The consideration before the planning commission was not whether or not the sidewalks were required but that they are not required AND the question was only whether payment into the fund was required which then failed. Was that not the intent? We obviously would have requested a variance without paying into the sidewalk fund if the vote to require it was known to have failed because they did not think that was the right thing to do.

Thanks for any help on this.

Jason

Jason C. Walker, PE, PLS

Executive Vice President

Chief Operating Officer

Office: 205.345-0816

Cell: 205.361.7021

www.ttlusa.com



From: Eric Hamner <ehamner@ttlusa.com>

Sent: Friday, April 14, 2023 8:54 AM

To: Julie Ramm <jramm@cityofnorthport.org>

Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>; Jason Walker <jwalker@ttlusa.com>

Subject: RE: [External] Sidewalk Waiver

Julie,

If that is the only option, then we need to have this reheard as soon as possible.

Just a thought. What if our client were willing to write a check for the sidewalk bank, have Northport hold it, and we move forward now with the plat signing, recording, and closing? We would still ask for the variance to be reheard at the May meeting. It obviously was not any of the commissioner's intent to have the sidewalks constructed, just a question of requiring payment to the sidewalk bank or not. We do have a legally approved subdivision per a 7-0 vote. The variance is the only question. Would this not satisfy? You hold the check for the cost of construction, and then in May, rehear the variance. At that point, based on result, Northport would either keep or return the

check.

Thoughts on this? Trying to think of solutions to keep everyone happy.

Thank you.

Eric M. Hamner, PLS

Project Manager

Office: 205.345.0816 | Cell: 205.799.6874

3516 Greensboro Ave., Tuscaloosa, AL 35401

www.ttlusa.com



From: Julie Ramm <jramm@cityofnorthport.org>

Sent: Friday, April 14, 2023 8:39 AM

To: Eric Hamner <ehamner@ttlusa.com>

Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>

Subject: RE: [External] Sidewalk Waiver

Yes, that's correct. Payment into the sidewalk bank would require 6 affirmative votes of the Commission.

From: Eric Hamner <ehamner@ttlusa.com>

Sent: Thursday, April 13, 2023 4:34 PM

To: Julie Ramm <jramm@cityofnorthport.org>

Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>

Subject: RE: [External] Sidewalk Waiver

That is the only path forward? Not even paying to sidewalk bank?

Eric M. Hamner, PLS

Project Manager

Office: 205.345.0816 | Cell: 205.799.6874

3516 Greensboro Ave., Tuscaloosa, AL 35401

www.ttlusa.com



From: Julie Ramm <jramm@cityofnorthport.org>

Sent: Thursday, April 13, 2023 4:17 PM

To: Eric Hamner <ehamner@ttlusa.com>

Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>
Subject: RE: [External] Sidewalk Waiver

After talking with Brad, our conclusion is that the waiver did not pass. The path moving forward would be to construct the sidewalks. As stated before, this work would need to be done prior to signing the plat.

I know you said that delaying to the May meeting would cause issues. Would a special meeting help? Because of public notification, the earliest we could potentially have the meeting would be April 28th. And that is only if we could get a quorum. This isn't a guarantee but I am willing to try. Let me know your thoughts. Again, I am so sorry for the confusion!

From: Eric Hamner <ehamner@ttlusa.com>
Sent: Thursday, April 13, 2023 10:14 AM
To: Julie Ramm <jramm@cityofnorthport.org>
Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>
Subject: RE: [External] Sidewalk Waiver

So, we are approved with the variance and can move forward? I guess I misunderstood your original email. I thought you were telling me the variance was not valid either way.

Eric M. Hamner, PLS

Project Manager
Office: 205.345.0816 | Cell: 205.799.6874
3516 Greensboro Ave., Tuscaloosa, AL 35401
www.ttlusa.com



From: Julie Ramm <jramm@cityofnorthport.org>
Sent: Thursday, April 13, 2023 10:00 AM
To: Eric Hamner <ehamner@ttlusa.com>
Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>
Subject: RE: [External] Sidewalk Waiver

Eric,
The Planning Commission approved the preliminary plat. They also approved the sidewalk waiver with a payment into the sidewalk bank. The fee for the sidewalk ban is \$18/linear foot of street frontage for the entire plat. The options to move forward with the final plat would be to make the

payment into the bank or construct the sidewalks prior to signing the final plat. Please let us know if you have any questions.

From: Eric Hamner <ehamner@ttlusa.com>
Sent: Thursday, April 13, 2023 9:41 AM
To: Julie Ramm <jramm@cityofnorthport.org>
Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>
Subject: RE: Sidewalk Waiver

Julie,

I am confused. So, the preliminary plat passed, but not the variance, correct? Is there any option to move forward with the final plat? I agree with you that the outcome will not be any different if the variance is heard again in May. With the preliminary plat approval, can we move forward as if we are not asking for the variance? But instead of constructing the sidewalks prior to final plat signing, could we take a route as if we are accepting the sidewalks and not asking for the sidewalk variance? But instead of building the sidewalks, we put a restriction or note on the final plat that sidewalks will be constructed as part of any LDP for site development? Just trying to think of ways to move this forward. The delay to the May meeting would cause issues. Please let me know your thoughts.

Thank you.

Eric M. Hamner, PLS
Project Manager
Office: 205.345.0816 | Cell: 205.799.6874
3516 Greensboro Ave., Tuscaloosa, AL 35401
www.ttlusa.com



From: Julie Ramm <jramm@cityofnorthport.org>
Sent: Wednesday, April 12, 2023 9:22 AM
To: Eric Hamner <ehamner@ttlusa.com>
Cc: Brad Matthews <bmatthews@cityofnorthport.org>; Christopher Cunningham <ccunningham@cityofnorthport.org>; Morgan P. Williams <mepowell@cityofnorthport.org>
Subject: [External] Sidewalk Waiver

Eric,

After some discussion and research, staff has found that we incorrectly interpreted the number of votes it would take to pass a waiver voted on by the Commission. In order to pass a waiver or any other matter related to a subdivision, the motion would need six affirmative votes to pass. Since this was our mistake, I am offering to take the plat back to the Commission at the May meeting at no additional cost to the applicant. I don't know that the outcome would be any different from last

night's vote. However, I wanted to make this offer. I would need to know if you want the item on the May agenda by Friday at noon. Again, sorry for the confusion. Please let me know if you have any questions.



Julie Ramm

City of Northport
Director of Planning & Inspections

A 3500 McFarland Boulevard
PO Box 569, Northport, AL 35476

O 205-339-7000

E jramm@cityofnorthport.org

W www.cityofnorthport.org

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City of Northport
Planning and Zoning Commission – May 9, 2023
Staff Report

Case: R-7-23
Applicant: City of Northport
Location: South of 5th Street and west of 30th Avenue
Request: Rezoning

The City of Northport requests rezoning of approximately 160 acres located south of 5th Street and west of 30th Avenue. The property is currently zoned Office Institutional, South Main Riverfront, Multi-Family Housing, Conservation, Historic Neighborhood, and Working Riverfront. 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: OT & WRREQUESTED ZONING DISTRICT: R46GROSS SITE AREA 116 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: 116 acres south of 5th Street, west of 30th ACurrent Use: Recreational and InstitutionalPrior Action(s) on Subject Property: NADescribe briefly the proposed use and character of any proposed development: Recreational & InstitutionalIf 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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration paid by City of Northport, an Alabama Municipal Corporation (herein referred to as Grantee) to The Industrial Development Foundation of Tuscaloosa County, an Alabama Non-Profit Corporation (herein referred to as Grantor), at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, the said The Industrial Development Foundation of Tuscaloosa County, an Alabama Non-Profit Corporation as Grantor does hereby grant, bargain, sell, and convey unto the said City of Northport, an Alabama Municipal Corporation as Grantee the following described real property located in Tuscaloosa County, Alabama, being more particularly described as follows:

CLAIMS LIST

BK Deed
BK 1213 PG 534
ROW NE 1/4 NW
21-21-10

A tract of land lying in Tuscaloosa County, State of Alabama, on the North side of the Black Warrior River in Sections 20 and 21, Township 21 South, Range 10 West and more particularly described as follows:

Begin at the Northwest corner of said Section 21, said corner marked by a concrete marker; thence Southwardly with an interior angle of 93 degrees and 40 minutes with the accepted North line of said Section 21 a distance of 1,260.00 feet to a point; thence Eastwardly with an interior angle of 70 degrees and 53 minutes for a distance of 2,580.90 feet to a point, said point being on the West boundary of the right-of-way of a perpetual easement as recorded in Deed Book 187 Page 315 in the Probate Office of Tuscaloosa County, Alabama; thence Northwardly with an interior angle of 121 degrees and 10 minutes along the West boundary of the right-of-way of said perpetual easement for a distance of 50.0 feet to a point on a curve of a proposed railroad spur; thence along a 7 degrees and 00 minutes curve concave Northeastwardly and having a radius of 819.02 feet for a distance of 621.27 feet to a point on the accepted North line of said Section 21; thence Westwardly along the accepted North line of said Section 21 for a distance of 2,110.60 feet to the POINT OF BEGINNING, said parcel containing 50.62 acres.

Subject to all restrictive covenants and right-of-way easements of record.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of said Grantor, of, in and to the same land every part or parcel thereof, with the appurtenances.

CLAIMS LIST

Misc. BK
BK 336 PG 262
Resolution 92-11

CLAIMS LIST

Misc. BK
BK 336 PG 262
Resolution

0002
0996

CLAIMS LIST

Intg BK 1448 PG 579
20-21-21-10

996 PAGE 2

CLAIMS LIST

Deed BK
BK 1123 PG 86
Agree Regarding Public
Recreational use Restriction
20-21-21-10

Instrument Was Prepared By:

James J. Sledge
ROSEN, COOK, SLEDGE, DAVIS
CARROLL, & JONES, P.A.
1020 Lurleen Wallace Blvd., North
Post Office Box 2727
Tuscaloosa, Alabama 35403

1224 1
Recorded in Above
DEED Book & Page
11/21/95 04:29:47 PM
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

THE STATE OF ALABAMA

COUNTY OF TUSCALOOSA

SOURCE OF TITLE: DEED BOOK 489, AT PAGE 714

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, THE STATE OF ALABAMA, ALABAMA STATE DOCKS DEPARTMENT (hereinafter the Grantor), in hand paid by THE CITY OF NORTHPORT, ALABAMA, a municipal corporation, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto THE CITY OF NORTHPORT, ALABAMA, a municipal corporation (hereinafter the Grantee) the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE AS IF SET
OUT FULLY AT THIS POINT.

Grantor hereby reserves oil, gas and other minerals; provided however, that Grantor, its successors and assigns are absolutely prohibited from using the surface of the lands conveyed hereby for mineral development.

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 unto said Grantee, its successors and assigns, forever.

THIS INSTRUMENT WAS PREPARED BY:

James J. Sledge
Rosen, Cook, Sledge, Davis,
Carroll & Jones, P. A.
2117 River Road
Tuscaloosa, Alabama 35401
Telephone: (205) 344-5000

1997 10419
Recorded in the Above
DEED Book & Page
07-23-1997 11:47:07 AM
Source Of Title: 447 / 371
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

SOURCE OF TITLE: Estate Page for William Maxwell Peters; DB 1997, Page 9327
Deed Book 447, Page 371

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA) WARRANTY DEED
PARCELS ONE AND TWO

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, WILLIAM MARCUS PETERS, a Married man; MAXWELL LEE PETERS, a Married man (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto THE CITY OF NORTHPORT, ALABAMA, (herein referred to as GRANTEE), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

PARCELS ONE AND TWO, MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF 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.

Grantors hereby certify that the property herein described in not their homestead nor the homestead of their spouse.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTORS, of, in and to the same and every part or parcel thereof, with the appurtenances.

HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its successors and assigns, forever. And said GRANTORS do for themselves, their heirs, successors and assigns, covenant with said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said

THIS INSTRUMENT WAS PREPARED BY:
James J. Sledge
Rosen, Cook, Sledge, Davis,
Carroll & Jones, P. A.
2117 River Road
Tuscaloosa, Alabama 35401
Telephone: (205) 344-5000

1997 39313
Recorded in the Above
DEED Book & Page
12-10-1997 10:45:00 AM
Source Of Title: 1997 / 9327
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

SOURCE OF TITLE: Estate Page for William Maxwell Peters; DB 1997, Page 9327
Deed Book 447, Page 371

STATE OF ALABAMA)
)
COUNTY OF TUSCALOOSA) WARRANTY DEED
) PARCEL THREE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, WILLIAM MARCUS PETERS, a Married man; MAXWELL LEE PETERS, a Married man (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto THE CITY OF NORTHPORT, ALABAMA, (herein referred to as GRANTEE), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

PARCEL THREE, MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF 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.

Grantors hereby certify that the property herein described in not their homestead nor the homestead of their spouse.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTORS, of, in and to the same and every part or parcel thereof, with the appurtenances.

HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its successors and assigns, forever. And said GRANTORS do for themselves, their heirs, successors and assigns, covenant with said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said

Instrument Was Prepared By:

JAMES J. SLEDGE
ROSEN, COOK, SLEDGE, DAVIS
CARROLL, & JONES, P.A.
2117 West River Road
Post Office Box 2727
Tuscaloosa, Alabama 35403

1997 8250
Recorded in the Above
DEED Book & Page
06-16-1997 03:41:06 PM
Source Of Title: 1142 / 153
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

SOURCE OF TITLE: DEED BOOK 1142, AT PAGE 153
DEED BOOK 1125, AT PAGE 746
DEED BOOK 1125, AT PAGE 754
DEED BOOK 1125, AT PAGE 728
DEED BOOK 1108, AT PAGE 423
DEED BOOK 247, AT PAGE 283
ESTATE PAGE OF DAVID COPPLE
DEED BOOK 1997, AT PAGE 8249

THE STATE OF ALABAMA

COUNTY OF TUSCALOOSA

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, ANN J. COPPLE, Personal Representative of the Estate of David H. Copple, deceased, and ANN J. COPPLE and VERNON C. JOBSON, JR., as Trustees of the David H. and Ann J. Copple Family Trust created October 10, 1994 (hereinafter the Grantors), in hand paid by THE CITY OF NORTHPORT, ALABAMA, the receipt whereof is acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto THE CITY OF NORTHPORT, ALABAMA (hereinafter the Grantee) the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF 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 unto said Grantee, its successors and assigns, forever.

NO TAX
COLLECTED

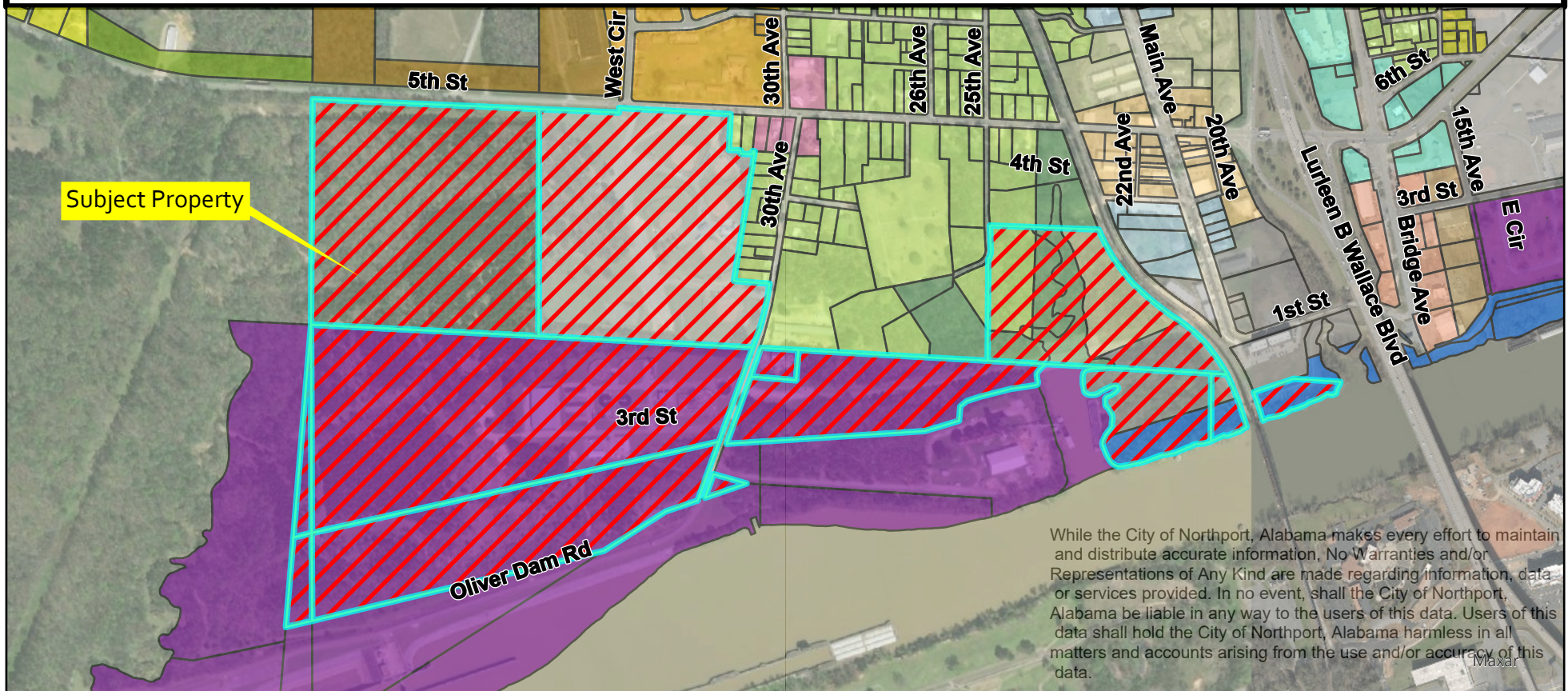
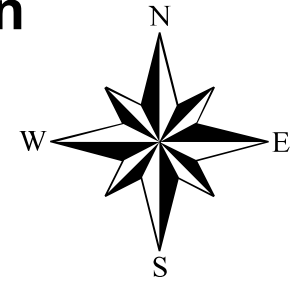
City of Northport Planning & Zoning Commission

Rezoning

Zoning

 Agriculture	 Light Industrial	 Residential Multi-Family
 Bridge Avenue North	 Multi-Family Housing	 Residential Single-Family - SD
 Bridge Avenue South	 Neighborhood Center	 Residential Single-Family - 3
 Conservation	 New Urban Neighborhood	 Residential Single-Family - 4
 Historic Downtown Core	 Office and Institutional	 South Main Riverfront
 Historic Neighborhood	 Residential/Commercial/Institutional	 Working Riverfront
	 River's Edge	 Subject Property

0 500 1,000 2,000
Feet



City of Northport
Planning and Zoning Commission – May 9, 2023
Planning Staff Report

Case: S-9-23PP

Applicant: Lauren Smelley

Request: Preliminary Plat Resurvey of Lots 3-5 Bellwood Subdivision

Lauren Smelley requests preliminary plat approval for the Resurvey of Lots 3-5 Bellwood Subdivision located east of Bellwood Lane. The plat consists of two lots on .90 acres. The following waiver is requested:

Dedication of additional ROW

The waiver of additional ROW is for Bellwood Lane and Bellwood Drive. The current ROW on Bellwood Lane is 45 feet. The current ROW on Bellwood Drive is 44 feet. The standard ROW width is 60 feet.

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

Preliminary Subdivision Plat Approval

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

Date of Application: 4/10/2023

1. Name of Subdivision Resurvey of lots 3, 4, & 5 of the Resurvey of lots 1-4 Bellwood Subdivision
2. Name of Applicant: Lauren Smelley Phone: 256-312-6627
Full Address: 1510 Bellwood Lane Northport, AL 35476
3. Name of Agent Designated by Owner: Bobby Herndon
Full Address: 2728 Lurleen B. Wallace Blvd Northport, AL 35476
4. Owner of Record: Lauren E Smelley Phone: _____
Full Address: 1510 Bellwood Lane Northport, AL 35476
5. Engineer: _____ Phone: _____
Full Address: _____
6. Land Surveyor: Bobby Herndon Phone: 205-333-0003
Full Address: 2728 Lurleen B. Wallace Blvd Northport, AL 35476
7. Subdivision Location: On the East side of Bellwood Lane (Street)
_____ Feet _____ (Direction) of _____
8. Total Acreage: 0.9 Zone: RS Number of Lots: 2
9. Tax Map Parcel I.D. #: 63 31 05 16 1 021 003.000
10. List any Requested Waivers: Additional Street R.O.W. and Side setback lines
11. Date of any Pre-Application Conference: _____
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: _____

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

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, Bobby Herndon hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

2728 Lurleen Wallace Blvd
Northport, AL 35476
(Mailing Address)

Subscribed and sworn to before me this 10th day April, 2023.



10-20-26
Notary Public

My Commission Expires: Beverly Dyer

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

**CITY OF NORTHPORT
PRELIMINARY PLAT CHECKLIST**

Name of Plat: Resurvey of lots 3, 4, & 5 of the Resurvey of lots 1-4 Bellwood Subdivision

Developer: Lauren Smelley

Developer's Engineer/Surveyor: Bobby Herndon

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.
- ☒ Proposed storm drains, sanitary sewer with approximate sizes and design data.
- ☒ 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.
- ☒ Erosion control measures to be used during construction of the subdivision as required by article XI.
- ☒ Width of all proposed paving in the proposed project from back to back of curb.
- ☒ Proposed location of "stop," "yield" and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.

- ☒ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
- ☒ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
- ☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
- ☒ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
- ☒ Location of proposed sidewalks.
- ☒ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.
- ☒ Designation of Agent.

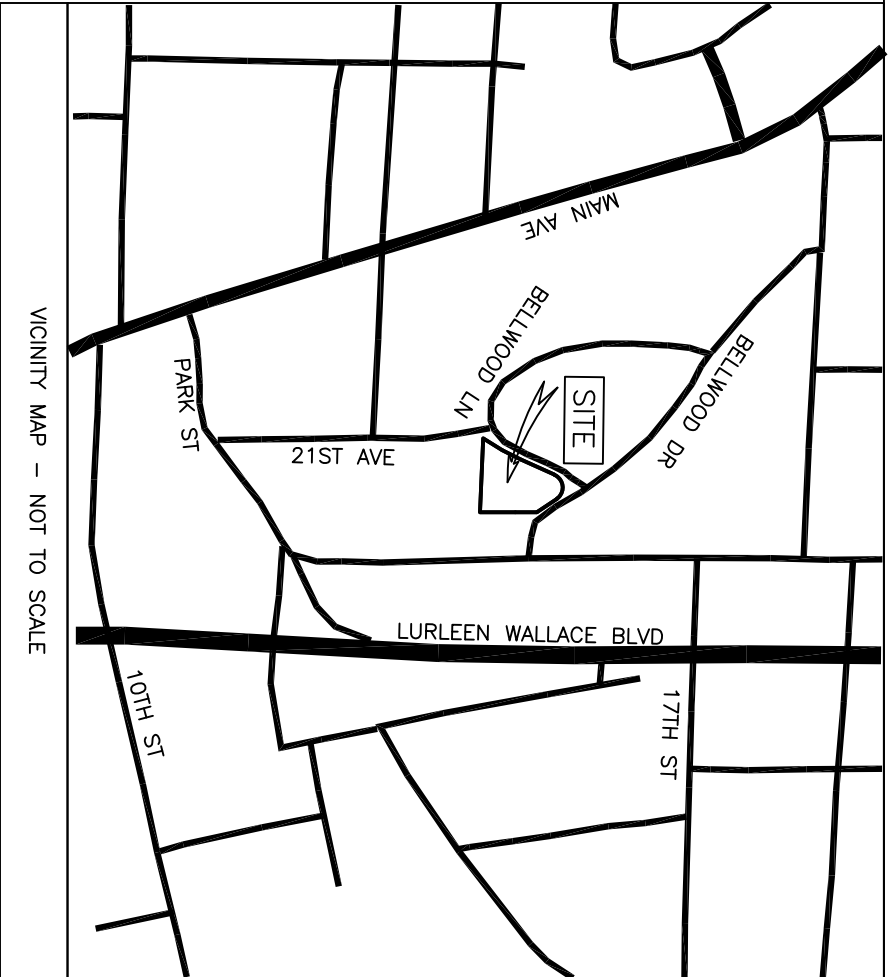
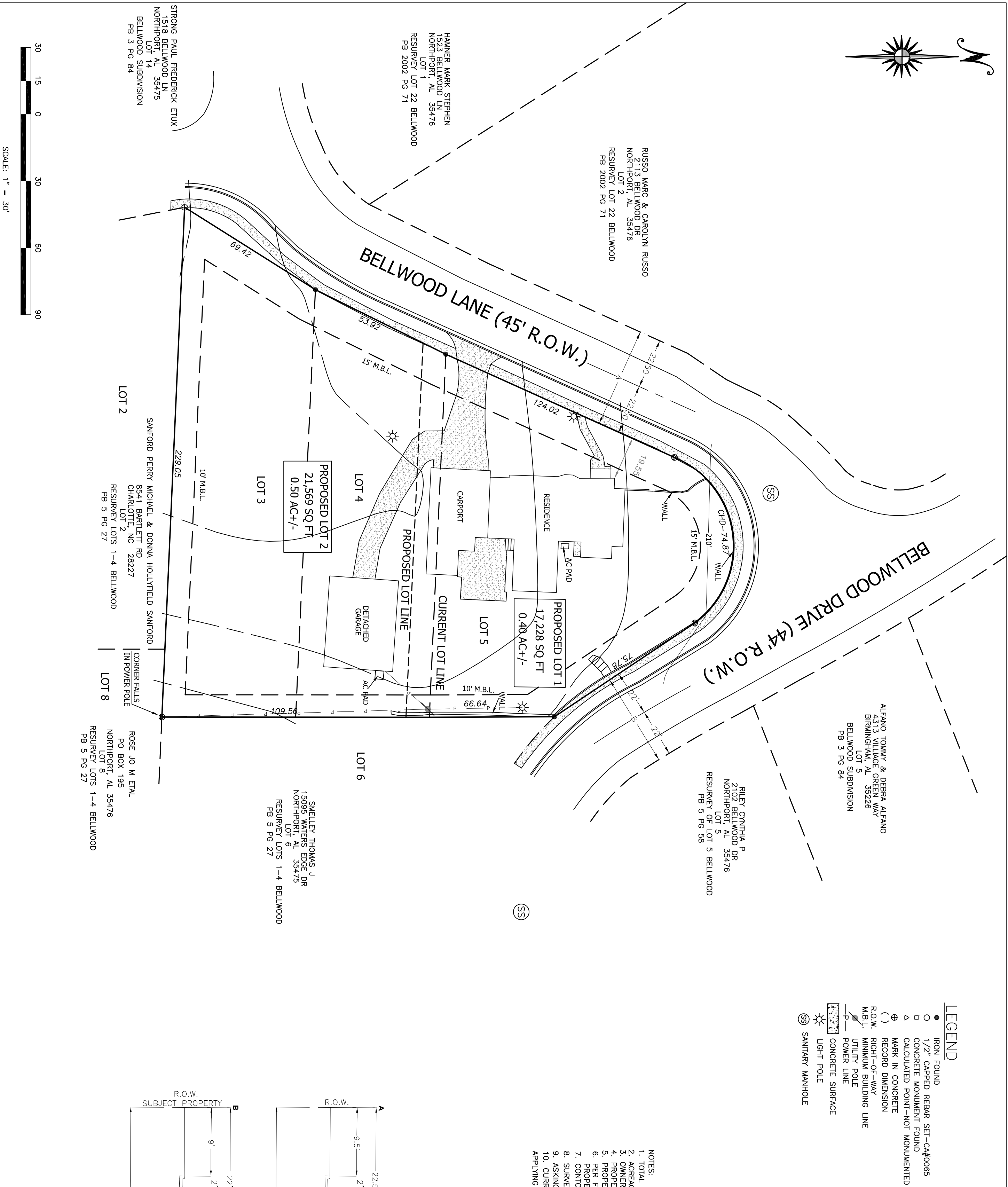


Signature of Engineer/Surveyor

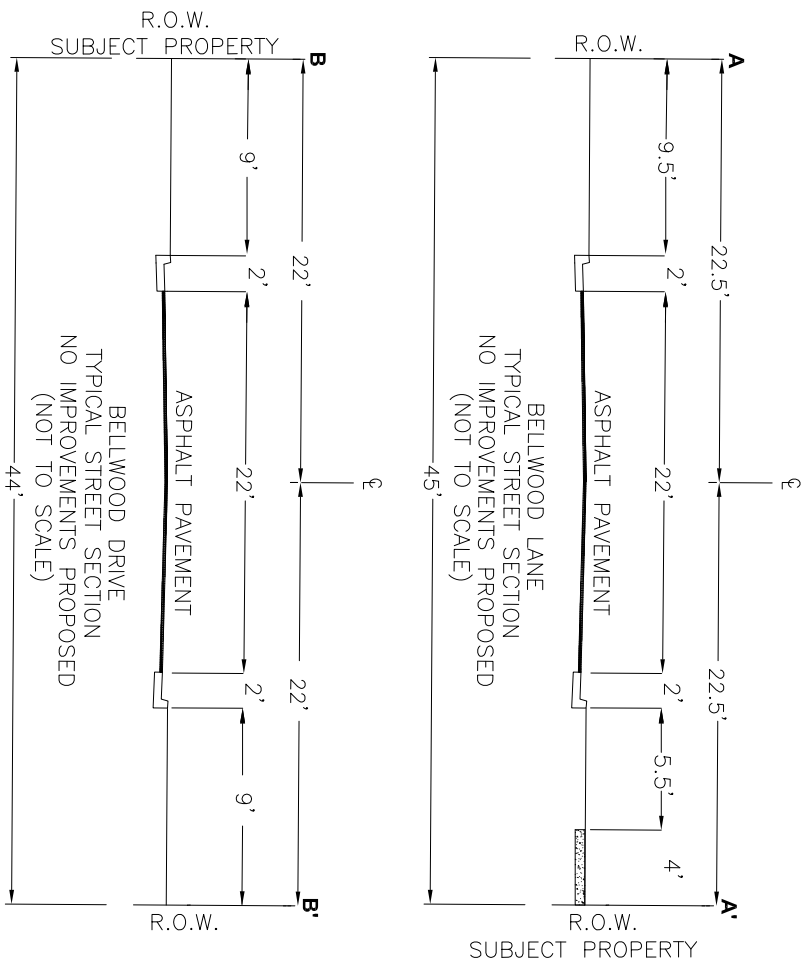
4/10/2023

Date

F:\jw/forms/preplatchecklist03



1. TOTAL ACREAGE OWNED: 0.9
2. ACREAGE TO BE DIVIDED 0.9
3. OWNER: LAUREN E SMELLEY
4. PROPERTY IS ZONED RS
5. PROPERTY IS SERVED BY CITY OF NORTHPORT SEWER
6. PER FEMA FLOOD MAP #112SC0502F EFF:8/26/07 SUBJECT
7. CONTOURS TAKEN FROM COUNTY TOPO
8. SURVEYOR: DAVID R. HENNON P.L.S. - ALABAMA LICENSE #14105
9. ASKING FOR WAIVER FOR ADDITIONAL STREET R.O.W.
10. CURRENT STRUCTURES WOULD BE ENCRoACHING ON SIDE SETBACK LINES
11. APPLYING FOR VARIANCE WITH ZONING BOARD OF ADJUSTMENT.



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476

Phone (205) 333-0003

mike@hasurveyors.com

RESURVEY OF LOTS 3, 4, & 5 OF THE RESURVEY OF LOTS 1-4 BELLWOOD SUBDIVISION

PLAT BOOK 5, PAGE 27

PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 10 WEST

TUSCALOOSA COUNTY, ALABAMA

Source	Job No.
PLAT	2203-020
Field Work	4/10/2023
Survey Type	Scale
ACAD File	Drawn By
COGO File	Approved By
	Surveyed by



City of Northport Designation of Agent Form

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

I, Lauren Smalley Blackwood, being owner of the property which is the subject of this application hereby authorize Bobby Herndon, 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: Lauren Smalley Blackwood Date: 4/10/2023

Property Owner Mailing Address: _____

Phone Number: _____

Authorized Agent Mailing Address: 2728 Lurleen B. Wallace Blvd. Northport, AL
35476

Phone Number: 205-333-0003

STATE OF ALABAMA

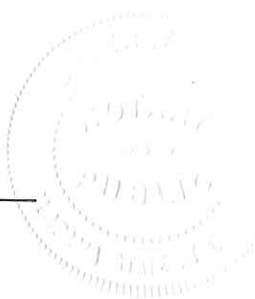
COUNTY OF TUSCALOOSA

I, Beverly Pye, a Notary Public in and for said County and State, hereby certify that Lauren Smalley Blackwood 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 10th day of April, 2023

Beverly Pye
Notary Public

My Commission Expires: 10-20-26



HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors

April 10, 2023

City of Northport Planning and Zoning
Northport, Alabama 35476

RE: Resurvey of Lots 3, 4 & 5, of The Resurvey of Lots 1-4, Bellwood Sub.

To Whom It May Concern:

Please include our preliminary plat of the above referenced subdivision on your May agenda. We are asking for variances from additional street right of way. If you have any questions, please feel free to call.

Sincerely,



David R. (Bobby) Herndon
President

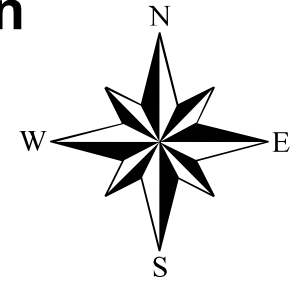
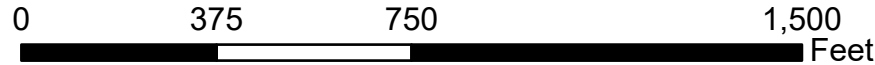
hhasurveyors.com
2728 Lurleen Wallace Boulevard
Post Office Box 508
Northport, Alabama 35476
Phone: (205) 333-0003

Zoning

City of Northport Planning & Zoning Commission

Preliminary Plat

-  Bridge Avenue North
-  Neighborhood Commercial
-  General Commercial
-  Light Industrial
-  Office and Institutional
-  Residential Multi-Family
-  Residential Single-Family - SD
-  Residential Single-Family - 3
-  Residential Single-Family - 4
-  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.

