AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JULY 18, 2023

1. **CALL TO ORDER & INVOCATION -CHAIRMAN**

2. **ROLL CALL & ESTABLISHMENT OF A QUORUM - SECRETARY**

3. **INTRODUCTIONS & MEETING PROCEDURES**

4. **APPROVAL OF THE AGENDA**

5. **APPROVAL OF MINUTES**
   - **A. June 13, 2023**

6. **VERIFICATION OF NO CONFLICT OF INTEREST & DISCLOSURE OF EX PARTE COMMUNICATION - COMMISSION MEMBERS**

7. **VERIFICATION OF PROPER NOTIFICATION - SECRETARY**

8. **INFORMATION AT END OF AGENDA**

9. **OLD BUSINESS**
   - **A. S-10-23 Townes at North Lake – Courtstone, LLC requests Preliminary Plat approval of approximately 183 acres located east of Highway 69 and north of Hamnertown Road.**

10. **NEW BUSINESS**
    - **A. SP-4-23 Geo's Automotive – Jonathan Ray requests Conditional Use approval to allow vehicle sales and to allow an automotive service station in a C-3 (General Commercial) zone for a business located at 3811 33rd Street.**
    - **B. SP-5-23 Linda Short – Linda Short requests special use approval to allow the placement of a mobile home residence located north of Charlie Shirley Road and east of Tom Taylor Road.**
    - **C. S-11-23 The Residences at Moore's Bridge Pointe - Morgantown Development Company, Inc. requests preliminary plat approval for approximately 1.13 aces located west of US Highway 43 and south of Applewood Drive. CONTINUED UNTIL AUGUST.**
    - **D. A-5-23 Thompson Family Limited – Thompson Family Limited requests annexation of approximately 30.1 acres located north of Owen**

Parkway and east of U S Highway 43, with the original zoning designation of RS-4 (Single - Family Residential).

E. **R-9-23 Thompson Family Limited - Thompson Family Limited requests rezoning of approximately 3.33 acres located north of Owen Parkway and east of Highway 43 from C3 (General Commercial) to RS-4 (Single - Family Residential).**

F. **S-12-23 Clearlake Street Subdivision – TBG Canetuck requests preliminary plat approval for approximately 1.35 acres located on the southside of Clearlake Street and east of Northwood Lake Drive East.**

G. **S-13-23 Southern Brew – Charles Richard Yawn requests preliminary plat approval for approximately 0.67 acres located at 1211 20th Avenue.**

H. **AMD-02-23 City of Northport – The City of Northport proposes changes to the Zoning Ordinance Table 4-1 Allowable Uses and 4-3 Table of Dimensional Standards - Non Residential Uses.**

11. CITIZEN COMMUNICATIONS

12. DISCUSSION

13. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

I. The Chairman calls for the next agenda item.
II. Staff provides a summary of the case and answers any questions from the Commission.
III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.
IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.
V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.
VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.
    i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.
    ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.
VII. The Chairman will call for a roll call vote.

OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 13, 2023

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, June 13, 2023, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mrs. Jennifer Hayes, Mr. David Kemp, Mrs. Tracey Kelly, Mr. Roland Lewis, Mr. Ernest O'Rourke, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote was Mr. Clay Randolph. Staff present were Mrs. Julie Ramm, Planning Director, Shaun Patten, Zoning Administrator, Meredith Mullins, Planner, Morgan Williams, Administrative Assistant, Brad Matthews, Assistant City Engineer, and Chris Cunningham, Assistant City Attorney.

Chairman Kevin Turner introduced the board members and staff members to the public.

Approval of Agenda – Motion by Mr. Lewis to approve the June 13, 2023, agenda. **Second by Mr. Kemp.** Roll call vote was as follows: Mr. Lewis – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. O'Rourke – Yes; Mr. Turner – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Approval of the Minutes – Motion by Mr. Ward to approve the May 9, 2023. **Second by Mr. Wiggins.** Roll call vote was as follows: Mr. Ward – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; and Mr. Turner - Yes. **Motion Carried**.

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

Verification of No Conflict of Interest – None

Disclosure of Ex Parte Communication – None.

Information on Back of Agenda – Chairman Kevin Turner explained the meeting procedures on the back of the agenda.

OLD BUSINESS

NEW BUSINESS

a. SP-2-23 Tim Clements – Tim Clements requests Conditional Use approval for outside storage of equipment for a business located at 1786 Harper Road.

Mrs. Julie Ramm stated that Mr. Clements is requesting Conditional Use approval to allow outside storage of equipment. The property is located at 1786 Harper Road and is zoned M-1 Light Industrial. The adjacent properties to the north, south, and west are zoned M-1. The Public Works Shop is located east of this property and is zoned Office Institutional. The petitioner owns Sipsey Valley Truck and Tractor, LLC and proposes to repair diesel equipment and heavy equipment at this site. The business will also sell new and used equipment for this location. These uses are allowed in this zone. However, the outdoor storage of equipment is only

allowed through conditional use approval. As with any conditional use, the Commission may recommend to the City Council any additional requirements that would mitigate the impact of the proposed conditional use on the surrounding property.

Tim Clements, 10915 Turner Road, stated the business will do most of their repair work on remote sites of jobs and only some of the repairs will be made at the business' location on Harper Road.

Mr. Ward asked the petitioner if this was rental property. Mr. Clements stated yes and that if things go well here, they will purchase.

Mr. Wiggins asked the petitioner if there was screen fencing on the property. Mr. Clements stated yes, the half where the dumpster is located and back to the corner of the fence will be the only portion that does not have the screen up.

Chairman Turner opened the public hearing.

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

Motion by Mr. Kemp to make a favorable recommendation to City Council on the Conditional Use for outside storage of equipment for a business located at 1786 Harper Road. **Second by Mr. Ward.** Roll call vote was as follows: Mr. Kemp – Yes; Mr. Ward – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; Mr. Turner – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

b. S-10-23 Townes at North Lake, Phase I – TTL, LLC requests Preliminary Plat approval of approximately 183 acres located east of Highway 69 North and north of Hamnertown Road. **CONTINUED UNTIL JULY.**

No Vote Needed.

c. A-4-23 Anthony Dockery – Anthony Dockery request de-annexation of 0.97 acres located at 517 Martin Road East.

Mrs. Julie Ramm stated that the petitioner Anthony Dockery requests de-annexation of 0.97 acres located at 517 Martin Road East. This parcel was annexed by the City Council in November of 2021 as a portion of a potential development by another developer. Since that time, the purchase agreement between Mr. Dockery and the developer was not executed. Therefore, Mr. Dockery is requesting de- annexation of the property. Mr. Dockery is also willing to sign an agreement stating that if the property is considered for annexation in the future, then it would be restricted to annexation only within the City of Northport.

Mrs. Ramm stated the mapping of the parcel has a large, hatched area but due to mapping constraints, it is not the whole parcel. She stated there is a strip that is 40 foot wide that runs the length of the property.

Mr. Kemp asked if the rest of the lot was in the County. Mrs. Ramm stated yes.

John Townsend, 1800 McFarland N Blvd, represented the petitioner. He stated that this property they requested for de-annexation is less than an acre. He stated that we have brought this before the commission and council and was not approved. He stated they are willing to put a restriction on the deed that if the property was to be

annexed in the future that it would be annexed back into the Northport City's limits. He stated that the annexation was done on a transaction agreement for the property and that fell through.

Mr. Turner asked if there would be anything allowed that he cannot do without annexed in the city. Mr. Townsend stated no.

Mr. Wiggins asked what the petitioner's hardship was. Mr. Townsend stated that the petitioner did not currently have a hardship. He stated that they think the de-annexation from the perception of the city when services are ran through this area, there could be, but with the deed restriction on the property there would not be any.

Mr. Ward asked if this was just one parcel. Mr. Townsend stated yes, but there is just a sliver on the property that we are petitioning for. He stated Mr. Dockery does own the whole parcel.

Mr. Turner asked if the annexation was made in error or due to legal description being incorrect. Mr. Townsend stated that essentially what happened was representations were made for a sale and that had to be done to move forward. He stated, however the sale failed.

Mr. Wiggins asked if the adjoining property was in the City Limits. Mr. Townsend stated that all the property is in the county.

Mr. O'Rourke asked if any other properties were annexed in of the owners or only the sliver of property. Mr. Townsend stated that was correct, just the small portion of the property.

Chairman Turner opened the public hearing.

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

Mr. Turner asked the legal department about the deed, is this from a city's standpoint, can this be enforced. Mr. Cunningham stated he think it could be we would just have to challenge the petition. He stated it would be reviewed and recorded and did not think this would be an issue. Mr. Turner asked if this is in our planning jurisdiction. Mr. Cunningham stated that was correct.

Motion by Mr. Ward to make a favorable recommendation to the City Council to de-annex approximately 0.97 acres located at 517 Martin Road East. **Second by Mr. Turner** Roll call vote was as follows: Mr. Ward - Yes; Mr. Turner – No; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; and Mr. Wiggins -No. **Motion Carried**

d. SP-3-23 Mavis Southeast, LLC – Mavis Southeast, LLC requests conditional use approval located west of Highway 69 North and north of Mitt Lary Road.

Mrs. Julie Ramm stated the petitioner Mavis Southeast, LLC is requesting Conditional Use approval to locate an auto service station in a C-3 General Commercial zoning district. The property is located at 1200 Mitt Lary Road. The adjacent property to the north, east, and west are zoned C-3. The adjacent property to the south is unincorporated. The petitioner is proposing to operate a Mavis Discount Tire retail tire store and oil change facility with minor automotive repair. This use is allowed in this zone only through conditional use approval. As with any conditional use, the Commission may recommend to the City Council any additional requirements that would mitigate the impact of the proposed conditional use on the surrounding property.

Mr. Turner asked if they were going to the Zoning Board of Adjustments. Mrs. Ramm stated yes, for the foundation landscaping requirements. Mr. Turner asked if it would be like the corridor, where the Sprint Mart that is established. Mrs. Ramm stated they would have to meet the zoning ordinance as far as landscaping is concerned.

Mr. Ward asked if this location was all zoned C-3. Mrs. Ramm stated that this parcel is zoned C-3, The adjoining properties to the north, east and west are all zoned for C-3 and the property to the south is unincorporated at this point.

Mr. Turner asked about the building materials for this zone. Mrs. Ramm stated that the building materials will have to meet the zoning ordinance, and they would not allow a metal building in this zone, however they will have roll up garage doors, but the rest will have to meet the façade requirements.

Bryan Winter, 3515 Watermelon Road, represented the petitioner Mavis Southeast, LLC. He stated he has been working with Mavis and Publix on this project. He stated Mavis has stores all over and that this should be a nice facility. He stated this is a block building that will look like brick, and they will have roll up glass doors. He stated they are offering sign on bonuses for employees, and they are going to be providing benefits for them.

Mr. Turner asked if the business would have normal hours of operation. Mr. Winter stated they would have normal business hours.

Mr. Ward asked if there was a study done on the need for this type of business in the proposed location. Mr. Winter stated there was not, but he believes the growth in this area will be beneficial within the residential area. Mr. Ward asked about how many appointments they would be averaging. Mr. Winter stated he was not sure, but the building will have 4 bays on either side with two entrances into the business.

Mr. Wiggins asked if this proposed location would look like the location on Lurleen B Wallace Boulevard. Mr. Winter stated it will have the same color scheme, but the building would be new and not existing like the Lurleen B Wallace Boulevard location. Mr. Winter stated that they are purposing a light color façade color with their signature color of turquoise blue and yellow signage like the other facilities.

Mrs. Kelly stated her concern was the esthetics of the building with the surrounding area. She stated her concerns are seeing tires stacked up along with cars elevated. She asked if glass for the façade met the zoning ordinance. Mrs. Ramm stated yes.

Mr. Turner asked about the outside storage of vehicles, and if they would be contained after hours. Mr. Winter stated that outside storage is not an option. He stated there may be cars outside, but they will be intact.

Mr. Ward asked if they would be building a similar store here in Northport as to what they are building in Tuscaloosa. He stated yes and showed a thumb drive as to what they are proposing for the area.

Chairman Turner opened the public hearing.

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

Motion by Mr. Wiggins to make a favorable recommendation to City Council on the Conditional Use for an auto service station in a C-3 (General Commercial) zoning district located at 1200 Mitt Lary Road. **Second by**

Mr. Lewis. Roll call vote was as follows: Mr. Wiggins – Yes; Mr. Lewis – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – No; Mr. O'Rourke – Yes; Mr. Turner – Yes; and Mr. Ward – Yes. **Motion Carried.**

CITIZEN COMMUNICATIONS

DISCUSSION

a. Tom Sims: Preliminary and Master Plan for The Terrace at Northcreek

Mr. Sims came before the commission to receive feed back on the Preliminary Plat and Master Plan for the Terrace at Northcreek. He stated that with the rezonings for this potential development failing and before resubmitting any requests, he wanted to see what their ideas and needs are for this development.

Mr. Ward asked what the density and selling price for the future homes would be. Mr. Sims stated that with the cost of materials that they would range from $300,000 and up to $400,000. Mr. Ward also asked if the new addition would connect to the current Phase 1 that is established. Mr. Sims stated yes.

Mr. Kemp stated that he did not personally agree with the amount of variances that were requested. He would like to see the variance requests reduced.

Mr. Wiggins asked what type of amenities would be available for this development. Mr. Sims stated that there will be two different parks, a dog park and walking trail.

Mrs. Hayes asked about the main entrance for the subdivision. Mr. Sims stated that it will be located at the divided of Northcreek Boulevard this would also be a second entrance into the subdivision.

Mr. Turner stated that in general that from a commission standpoint that this needs to be formally submitted to staff for review and comments. He stated that any development wanting this level of feed back would need to go through staff.

b. Vice Chairman Elect:

Jason Ward nominated Clay Randolph for the Vice Chairman.

Motion by Mr. Ward to nominate Clay Randolph for the Planning Commission Board Vice Chairman for the term to expire on December 31, 2023. **Second by Mr. Wiggins.** Voice roll call vote. **Motion Carried.**

c. Meeting for July 18, 2023

Motion by Mr. Turner to move the July 11, 2023, Planning Commission Meeting to July 18, 2023. **Second by Mr. Kemp.** Voice roll call vote**. Motion Carried.**

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

_____
Kevin Turner, Chairman

ATTEST:

_____
Julie Ramm, Secretary

City of Northport

Planning and Zoning Commission – July 18, 2023

Planning Staff Report

Case: S-10-23PP

Applicant: Courtstone, LLC

Request: Preliminary Plat Townes at North Lake

Courtstone, LLC requests preliminary plat approval for the Townes at North Lake located east of Highway 69 and north of Hamnertown Road. The plat consists of 30 lots. The total acreage of the property owned by Courtstone, LLC is approximately 183 acres. The following waivers are requested:

Master Plan
Minimum Front Setback
Cul-de-sac Length
Half-street Improvements
Stub Streets

The applicant is requesting a waiver from the requirement for a master plan. The subdivision regulations require a master plan for any developer presenting a preliminary plat who owns, leases, or has options to purchase 20 or more acres of additional contiguous property. The developer owns approximately 183 acres, but currently is only submitting a preliminary plat for 13 acres. The waiver letter that was submitted by TTL indicates that a master plan has been submitted for the overall property. A master plan was submitted in May and July of 2022. However, the applicant withdrew both plans prior to the Commission meeting. Also, the master plans that were submitted showed this area as open space. A proposed master plan should show the tentative layout for future development of the entire property and is intended to guide the Commission and the City in coordinating the phased development of large pieces of property. Granting this waiver would make it very difficult for the City to plan for a potential development of this size. For instance, if the master plan had been submitted, the size of the development would have likely justified the City Engineer requiring a traffic impact report. Without a master plan and traffic impact report, it is difficult to determine whether improvements are required at the intersection with Hamnertown Road and whether adequate ROW is being dedicated as part of this phase. The developer has proposed to address this by dedicating an additional 15' of ROW, but it is not known what would be required. The City must also insure that utilities are sized correctly for the overall development. Without a master plan, appropriate sizes for water lines and connectivity to existing service lines cannot be determined for infrastructure that will be constructed as part of this phase. Also, sewer should be adequate to meet the demand for the full

master-planned development. It is hard to determine if there are issues with the sizes and flowline elevations of infrastructure being built in this phase without evaluating the master plan. Also, the US Post Office will require Cluster Box Units for mail delivery. Without a master plan, it is difficult to determine if the current CBU location is appropriate and if any off-street parking should be required. Open space is a requirement for all RS-SD developments. The submitted plat does have open space delineated. However, the open space does not have any amenities and for the most part is located behind the proposed lots making accessibility an issue. Without a master plan, it is very difficult to determine if the proposed open space is adequate for this development. It is for these reasons that staff is opposed to granting this waiver.

The applicant is asking for a waiver from the minimum front setback requirement. The zoning ordinance requires a minimum 25' front setback but does give the Commission the authority to waive this requirement, as well as establish other setback requirements. The applicant is proposing to reduce the front setback to 15'. The applicant is also requesting a rear setback of 15' and a side setback of 2' and 3' for a total of 5'.

The applicant is requesting a waiver from the maximum length of 600'. The proposed street is 1,200' long with a temporary cul-de-sac. The petitioner states that the temporary cul-de-sac will be eliminated in future phases. However, without a master plan, we do not know the future plans for the adjacent portion of the property owned by the developer.

The applicant is asking for a waiver from the required half-street improvements and sidewalks along Hamnertown Road. The petitioner has provided an email from the Tuscaloosa County Engineering Department that states they will not require half-street improvements or sidewalks along this road. However, City staff is concerned that without a master plan, we do not know what impacts this development will have on Hamnertown Road and whether adequate ROW is being dedicated with this plat.

The applicant is also requesting a waiver from providing stub streets to adjacent properties. The subdivision regulations require stub streets to connect to adjacent unplatted land at intervals between 400 and 1200 feet. This would allow for future extension of streets to the east and west of this property. The waiver request letter cites the terrain of adjacent property as justification for waiving the required construction of stub streets. The adjacent terrain shown on the preliminary plat sheet 2 appears to be similar to the terrain being developed in this subdivision. If there was a master plan, alternate locations for stub streets could potentially be considered outside this phase.

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

New Submission ☒
Re-Submission ☐
Date of first submission: 05 / 16 / 2023

City of Northport
Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____ / ____ / ____
Deadline: ____ / ____ / ____
Application Submitted: ____ / ____ / ____

Name of Subdivision: Townes of North Lake - Phase 1

Name of Applicant: Courtstone LLC Phone: (205) 366-8788

Name of Owner: Courtstone LLC Phone: (205) 366-8788

Address: 3101 Main Avenue Northport, AL 35476

Engineer: TTL, Inc. (Adam Ingram) Phone: (205) 345-0816

Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com

Surveyor: TTL, Inc. Phone: (205) 345-0816

Address: 3516 Greensboro Avenue Tuscaloosa, AL Email: aingram@ttlusa.com

In City Limits? Yes ☒ No ☐ Current Zoning: C-3, SD Proposed Zoning: same Total Acreage: +/-183.03 Total Lots: 30

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 04 / 27 / 2023 *Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☐ No ☒ Name and date of most recent approved master plan: _____

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

Describe the Location of Property to be Subdivided:
Part of the South 1/2 of Section 27 and Part of the Southwest 1/4 of Section 26, Township 20 South, Range 10 West, Tuscaloosa County, AL; East of Highway 69 North and North of Hamnertown Road.

Will any waivers be requested? Yes ☒ No ☐ If yes, list them here and attach documentation explaining reason for request.

Waivers:
1) Master Plan, 2) Minimum Front Setback, 3) Minimum horizontal street radius, 4) cul-de-sac length

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

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

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** 05 / 16 / 2023

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

New Submission [X]
Re-Submission [ ]
Date of first submission:
05 / 16 / 2023

City of Northport
Preliminary Plat Application and Checklist

Name of Subdivision: Townes of North Lake

Name of Applicant: Courtstone LLC Phone: (205) 366-8788

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.**

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

Additional Required Items for Submission:

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

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

Applicant Signature: _____ **Date:** 05 / 16 / 2023

Adam Ingram

From: Katherine Parris <kparris@tuscco.com>
Sent: Thursday, June 8, 2023 8:38 AM
To: 'Brad Matthews'
Cc: Adam Ingram
Subject: [External] The Townes of North Lake

Tuscaloosa County does not require half street improvements nor sidewalks at this location.

Katherine Parris
Tuscaloosa County Public Works Department
2810 Investigator Dornell Cousette Street
Tuscaloosa, Alabama 35401
Phone: 205-345-6600 Ext. 5216

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

July 6, 2023

Ms. Julie Ramm
Planning Director
City of Northport
3500 McFarland Boulevard
Northport, AL 35476

RE: Subdivision Submittal for Townes of North Lake Phase 1
Waiver Request Letter
TTL Project No. 000210103187.00

Dear Ms. Ramm:

We are writing on behalf of the Petitioner to request waivers from the subdivision regulations for the proposed Townes of North Lake Phase 1 located along Hamnertown Road in Northport. The following waivers are requested:

Master Plan: A master plan has been developed and submitted for the overall property controlled by the Applicant. Because of sewer capacity limitations and fire department regulations, only 30 lots can be developed at this time. Therefore, a waiver for a masterplan is requested.

Minimum Front Setback: A waiver to allow a 15' front setback is requested. Garage parking will be provided for houses on each lot and homeowners association documents will not allow parking over public sidewalks. The 15' front setback still allows for a 10' utility easement paralleling the front property line of each lot.

Cul-de-sac Length: A 1,200-foot-long street with a temporary cul-de-sac is proposed for Phase 1 of this development. The width of this portion of the property and the terrain minimizes opportunities for providing a looped street. The cul-de-sac will be eliminated for the street to be extended in the future.

Half-Street Improvements and Sidewalks (Hamnertown Road): As noted in emails provided by the County Engineering Department, Tuscaloosa County does not require, or desire, half-street improvements or sidewalks along Hamnertown Road.

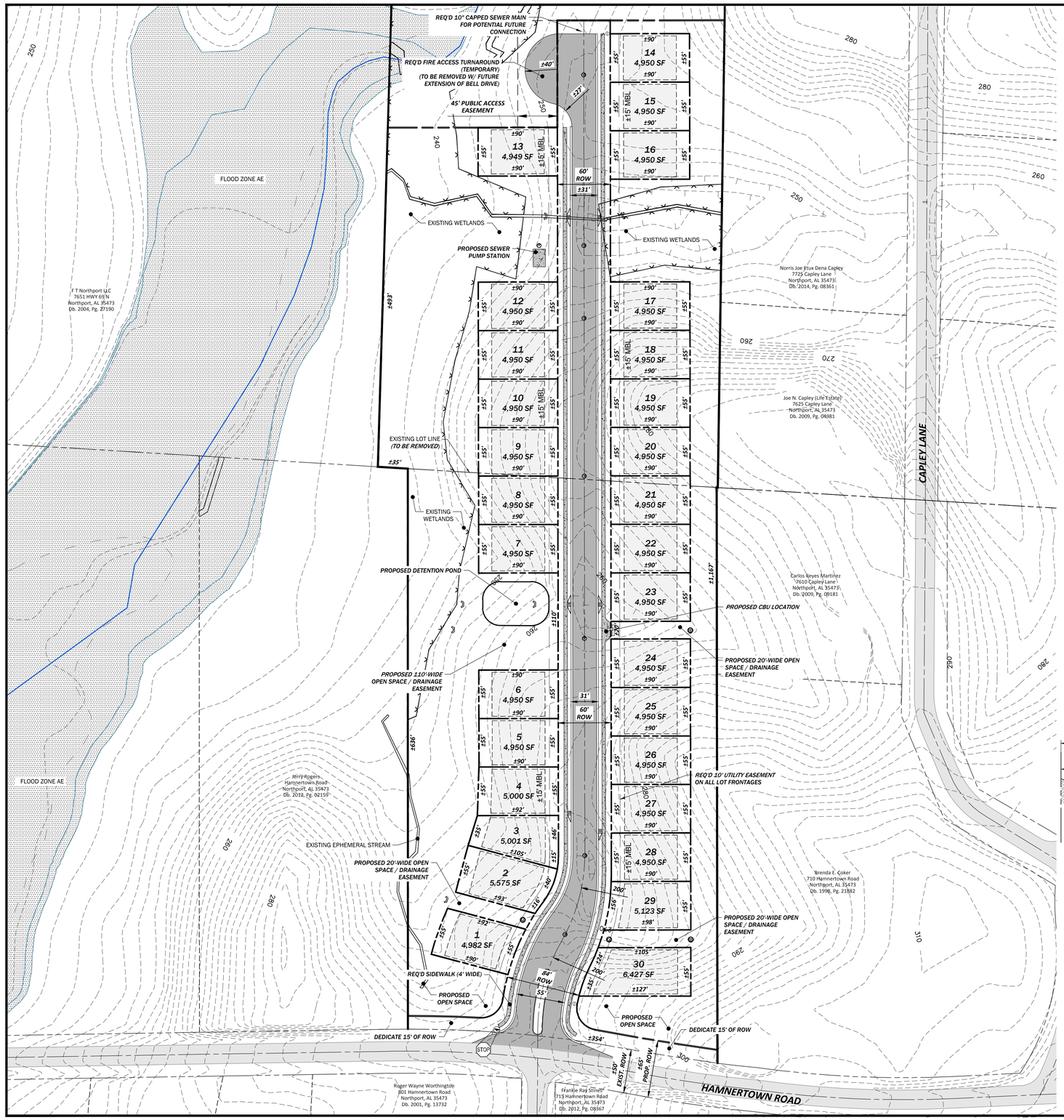
Stub Streets: Based on private ownership of the adjoining property and the surrounding terrain, we do not see a good place to provide a stub street for future connection. A waiver for this requirement is requested.

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

Sincerely,

TTL, INC.

Adam Ingram, P.E.
Project Manager
cc: File



LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS — EXISTING SANITARY SEWER MAIN
- ESD — EXISTING STORM DRAIN
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- PSD — REQ'D STORM PIPE
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- REQ'D FIRE HDYRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

GENERAL NOTES

1. TOTAL ACREAGE TO BE SUBDIVIDED: ±13 AC
   TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: 183.03 ACRES
2. CONTOUR INTERVAL: 2' (EXISTING CONTOURS). ELEVATIONS BASED ON AERIAL MAPPING.
3. OWNER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
   DEVELOPER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
4. CURRENT ZONING: C-3-SD
   PROPOSED ZONING: C-3-SD
5. PROPOSED SETBACKS:
   FRONT: 15'
   SIDE: 2' OR 3' (5 TOTAL)
   REAR: 15'
6. NUMBER OF LOTS: 30
7. ISR:
   MAXIMUM: 0.40
   PROVIDED: 0.37
8. TYPICAL LOT SIZE: ± 3000 SF
9. DENSITY: 3.07 LOTS/ACRE
10. OPEN SPACE: (SEE SHEET 4 OF 4)
    REQUIRED: (20%) 1.95 ACRES
    PROVIDED: (31%) 3.02 ACRES
11. ROADWAY RADII (HORIZONTAL):
    REQUIRED: 200'
12. REQUESTED WAIVERS:
    MAXIMUM CUL DE SAC LENGTH
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13. SOURCE OF TITLE: DB 2002, PG 13554
14. PART OF THIS PROPERTY LIES IN SPECIAL FLOOD HAZARD AREA ZONE AE, FROM INFORMATION TAKEN FROM FEMA FIRM PANEL NO. 01125C0339G (MAP EFFECTIVE DATE: 1/16/2014).
15. DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF NORTHPORT.
16. APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SUBDIVISION CONSTRUCTION PER ENGINEER'S RECOMMENDATION.

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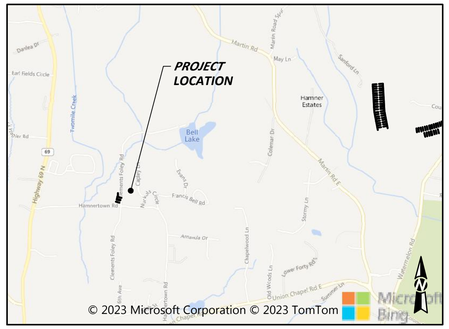
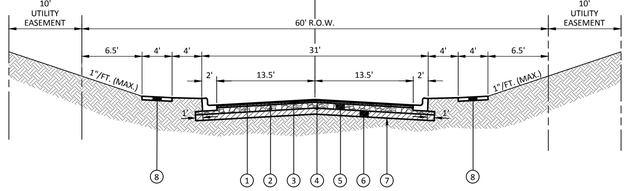
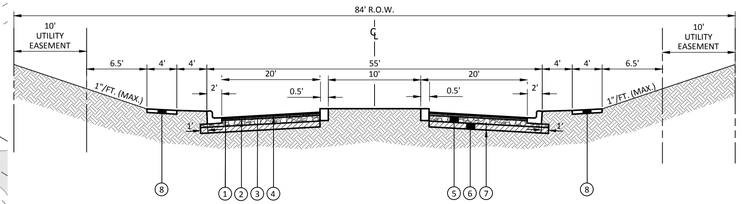


VICINITY MAP



TYPICAL ROADWAY SECTION

NO SCALE



TYPICAL ROADWAY SECTION (ENTRANCE BOULEVARD)

NO SCALE

1. REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, ½" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424A)(1" COMPACTED THICKNESS)
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7. REQ'D: UNCLASSIFIED/BORROW EXCAVATION (COMPACTED TO 98% ASTM D 698)
8. REQ'D: 4' CONCRETE SIDEWALK

**NOTE:
ASPHALT SHOWN ON TYPICAL SECTION IS A MINIMUM. DESIGN TO DETERMINE ACTUAL ROADWAY BUILDUP PRIOR TO CONSTRUCTION.

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TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

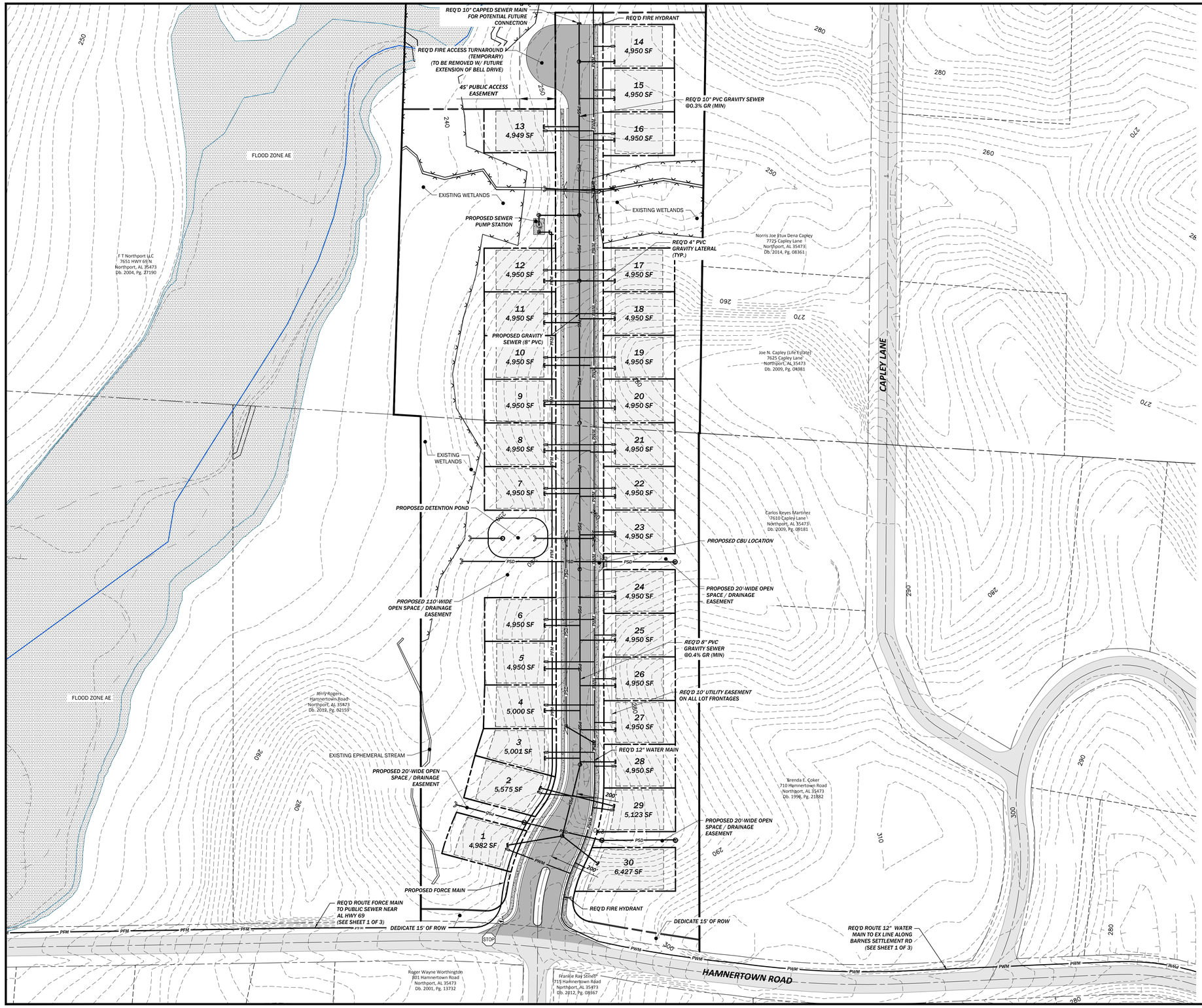
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title
PRELIMINARY PLAT

No.	Date	Revision Description

Drawn By: J N B
Checked By: J A M
Date: 05-15-2023
Proj. No.: 22-01-03087.00
File Name: 223087.Preliminary Plat.dwg

Sheet No.
2 OF 4



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LEGEND

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- REQ'D MINIMUM BUILDING LINE
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NOTES:
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TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
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Sheet Title
PRELIMINARY PLAT (UTILITY PLANS)

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Drawn By: J N B | Checked By: J A M
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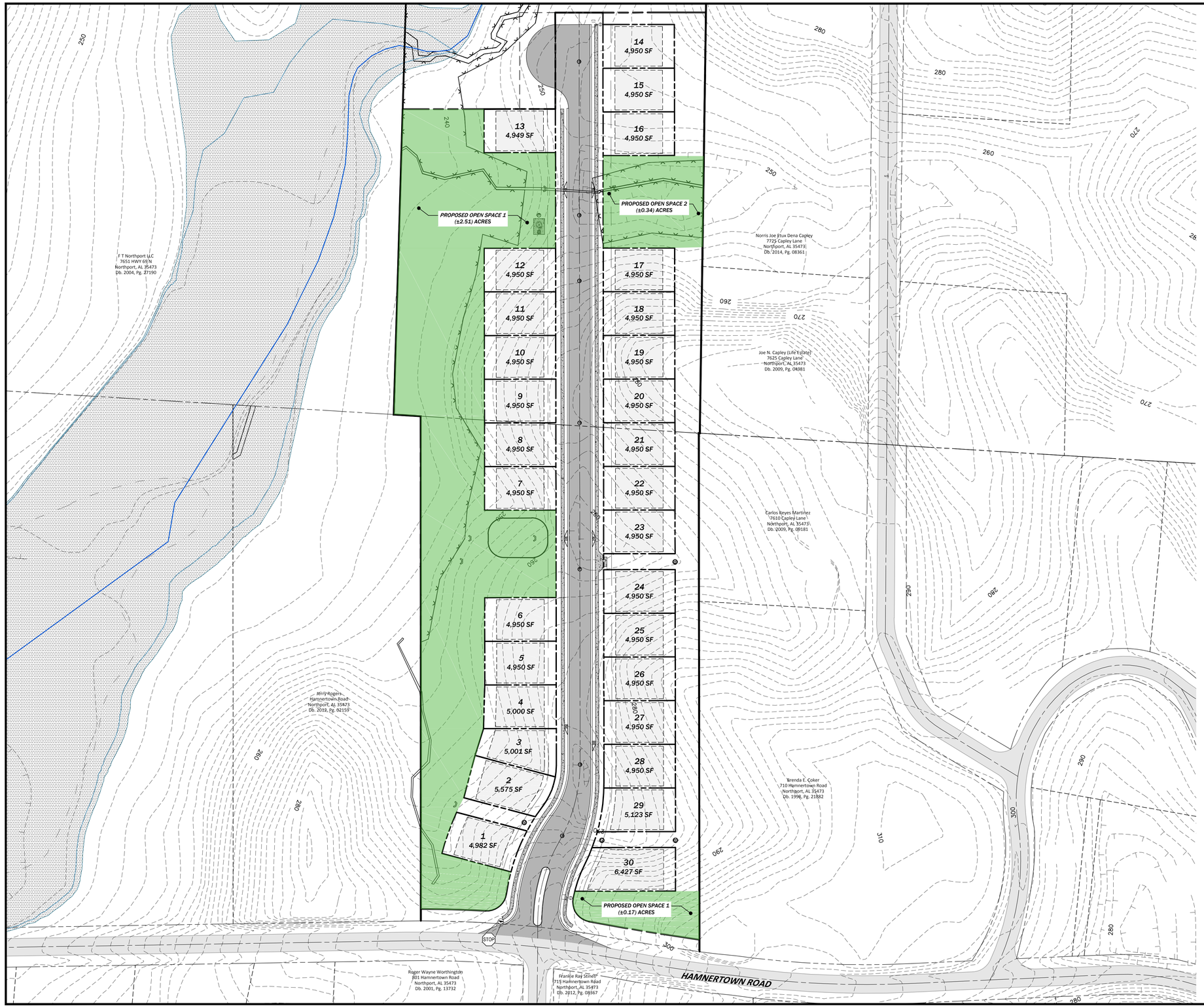

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- PROPOSED OPEN SPACE AREA

GENERAL NOTES:
1. TOTAL PROJECT AREA: 9.75 ACRES
2. OPEN SPACE REQ'D: (20%) 1.95 ACRES
3. OPEN SPACE PROVIDED: (31%) 3.02 ACRES

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OPEN SPACE AREAS

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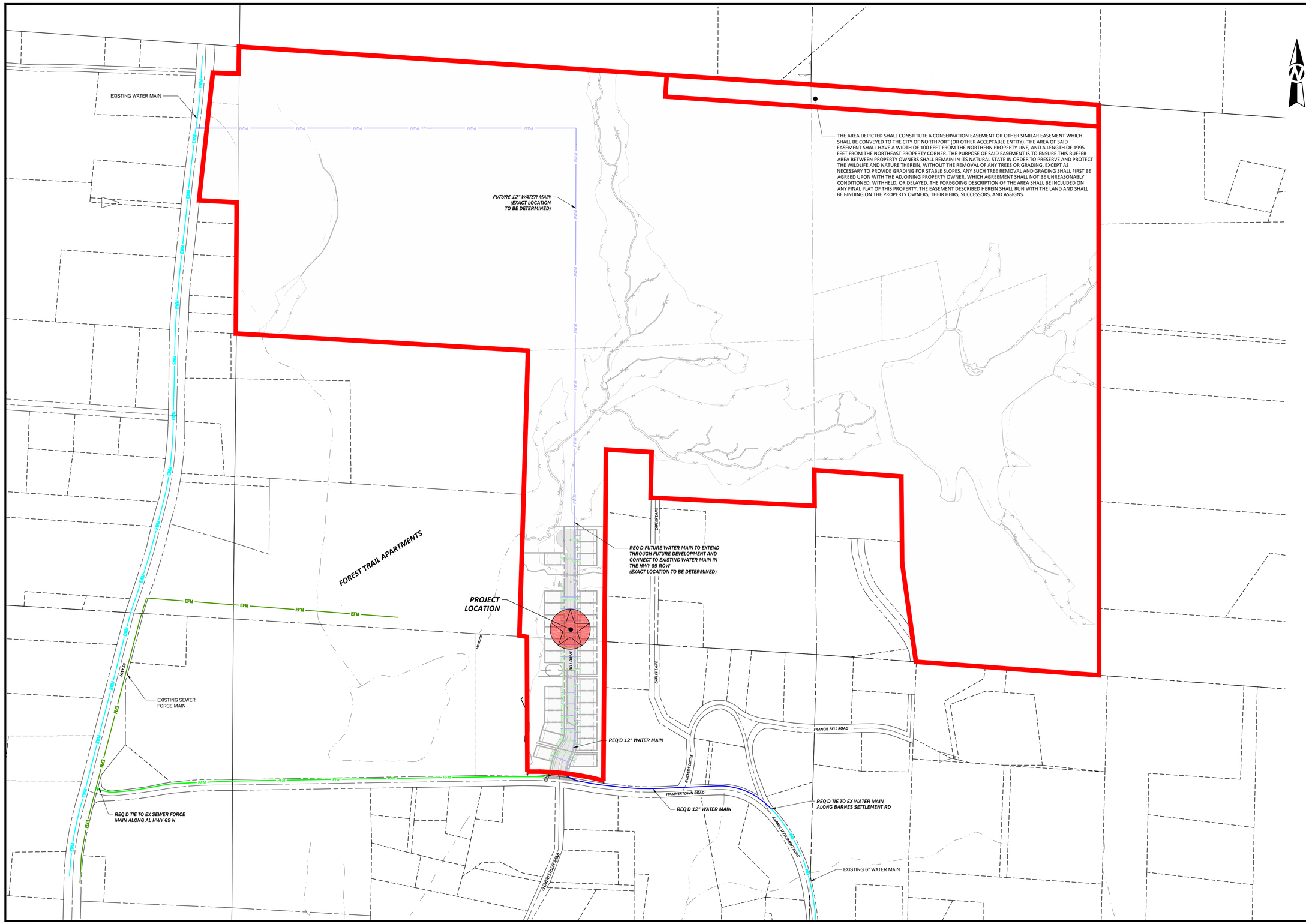

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TOWNES OF NORTH LAKE - PHASE 1 RESIDENTIAL DEVELOPMENT PART OF THE SE 1/4 SEC. 34 T20S, R10W

HAMNERTOWN ROAD
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Sheet Title
PROJECT LOCATION MAP AND OVERALL UTILITY PLAN

No.	Date	Revision Description

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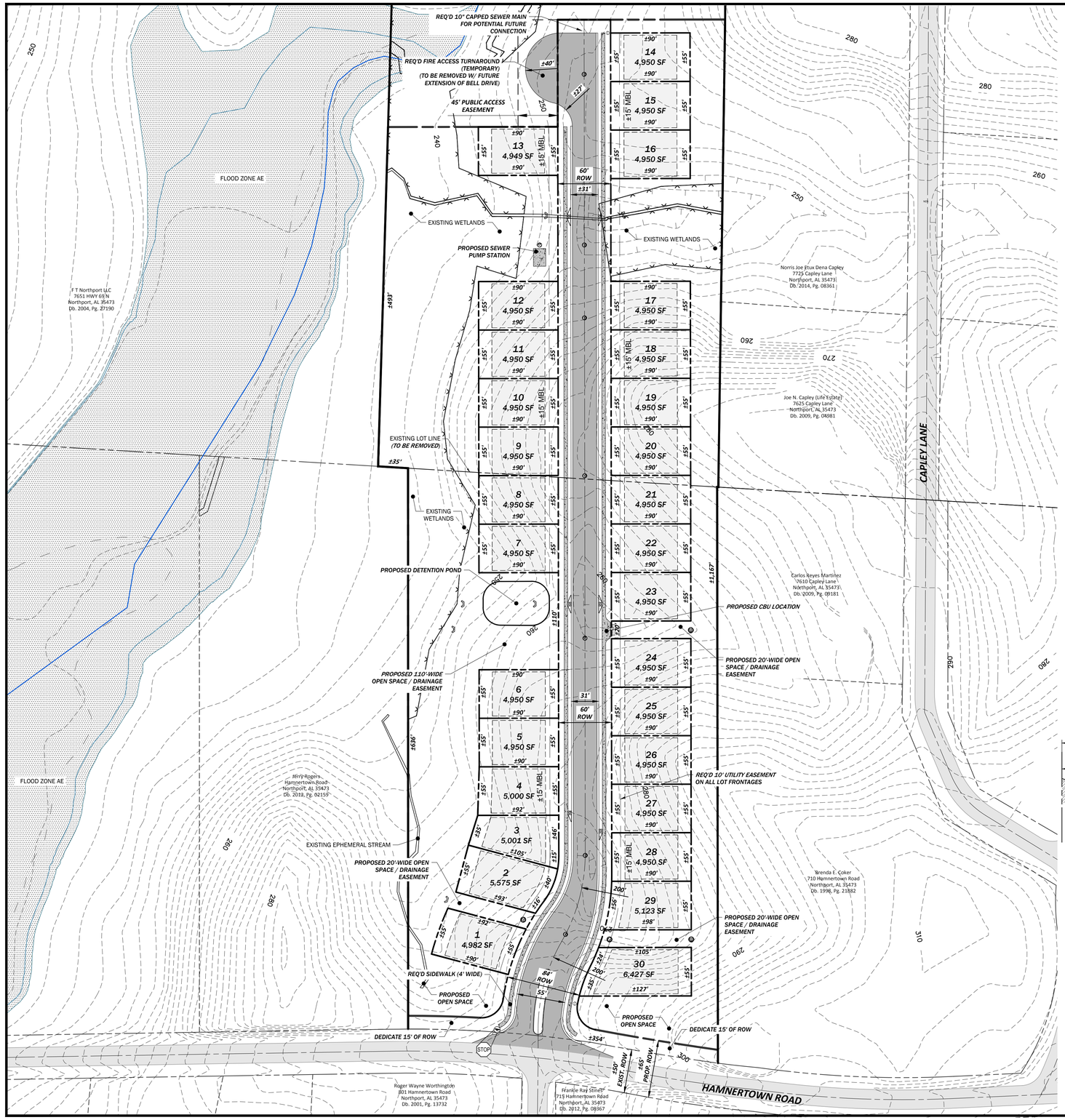

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9. DENSITY: 3.07 LOTS/ACRE
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12. REQUESTED WAIVERS:
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13. SOURCE OF TITLE: DB 2002, PG 13554
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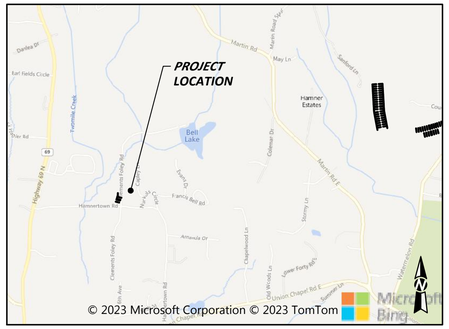
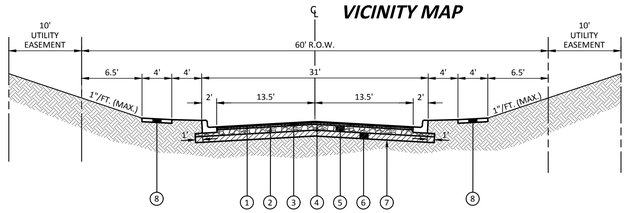
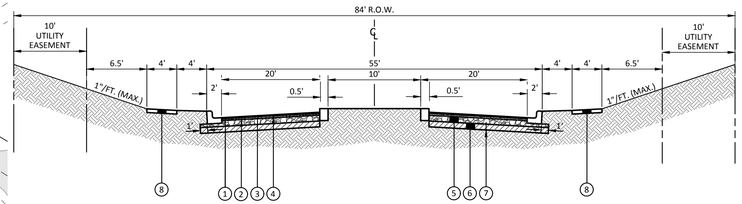


VICINITY MAP



TYPICAL ROADWAY SECTION

NO SCALE



TYPICAL ROADWAY SECTION (ENTRANCE BOULEVARD)

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**NOTE:
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NORTHPORT, ALABAMA

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PRELIMINARY PLAT

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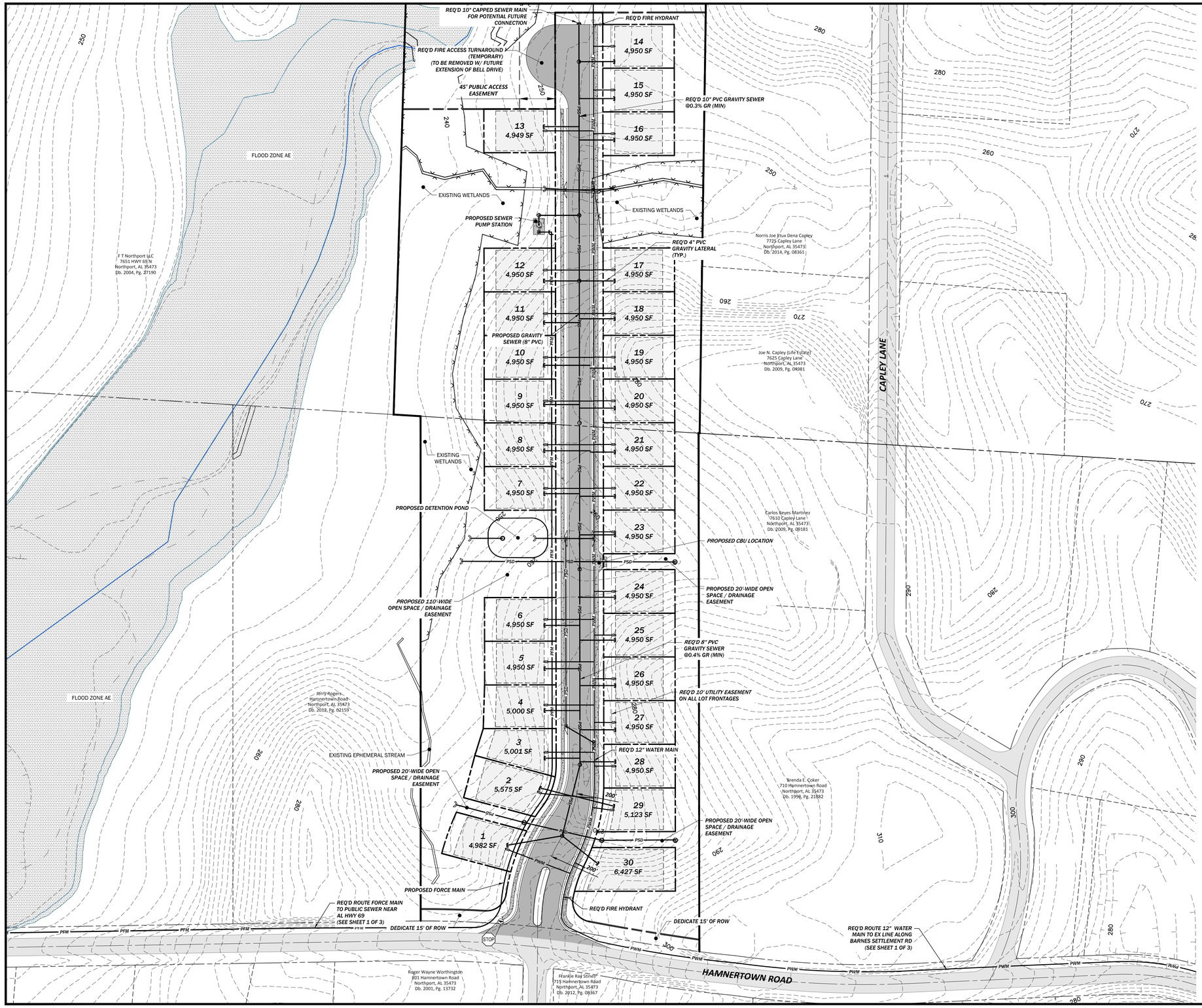

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NORTHPORT, ALABAMA

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Sheet Title
PRELIMINARY PLAT
(UTILITY PLANS)

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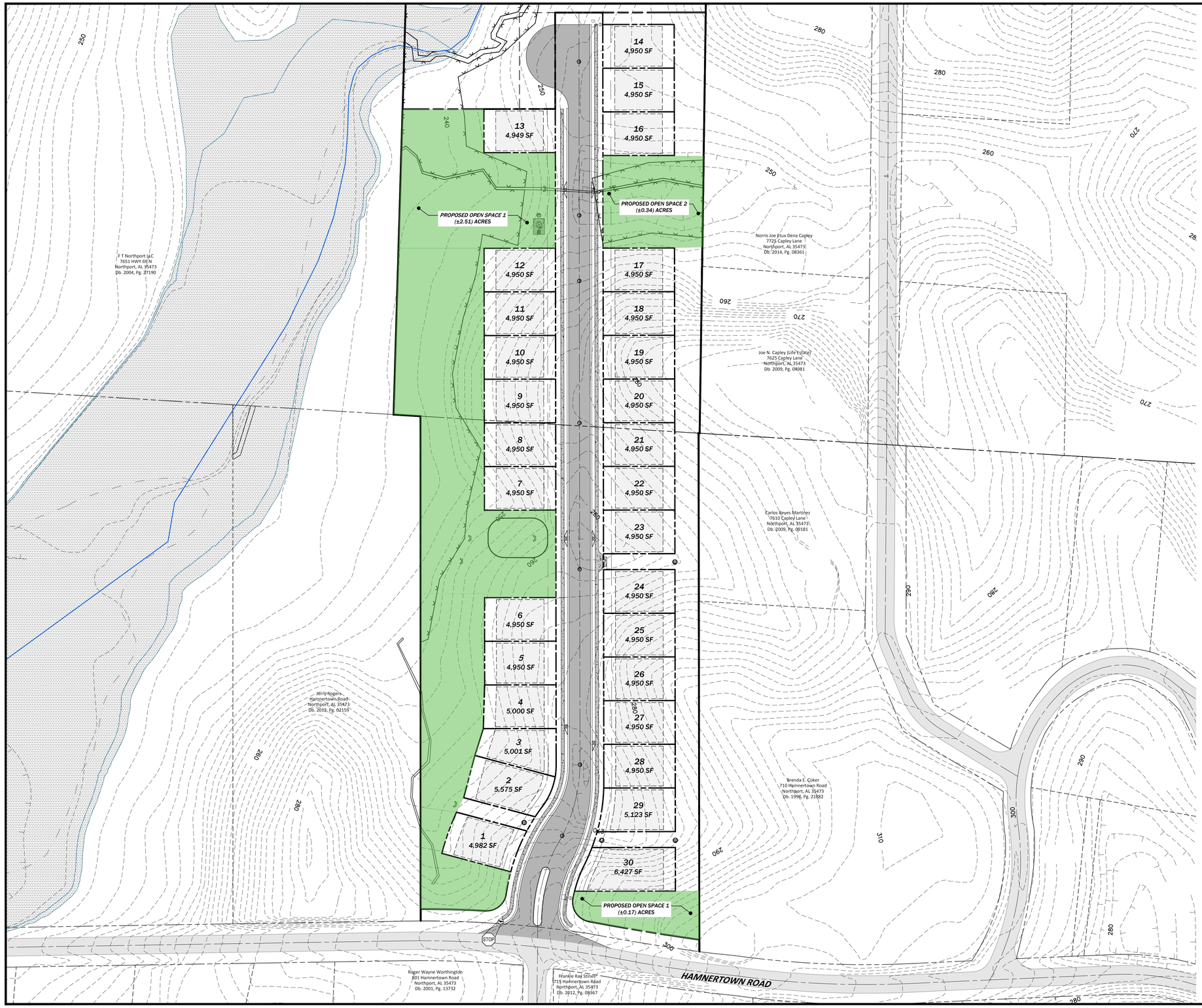

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GENERAL NOTES:
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Sheet Title
OPEN SPACE AREAS

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4 OF 4

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

June 8, 2023

Mr. Brad Matthews, P.E.
Assistant City Engineer
City of Northport
P.O. Box 569
Northport, Alabama 35476

RE: ***Preliminary Drainage Report for Proposed Townes at North Lake Phase 1***
Hamnertown Road
Northport, AL
TTL Project No. 000220103087.00

Dear Mr. Matthews,

We are writing to provide preliminary drainage calculations for your review of the above-referenced project. The project site is located immediately north of Hamnertown Road approximately 0.4 miles east of Highway 69. As reflected on the Preliminary Plat, the proposed project consists of the development of thirty (30) single-family residential lots and associated roadway improvements and open spaces on the approximately 9.5-acre site.

Existing Site Description
The site is currently undeveloped and generally slopes via overland flow towards Two-Mile Creek. The site is generally part of two predevelopment drainage basins totaling approximately forty-two (42) acres. These basins ultimately intersect into into Two-mile Creek west of the project site before Two-Mile Creek flows under Hamnertown Road. The attached Predevelopment Drainage Map generally reflects the overall area and characteristics of each drainage basin.

Proposed Site Description
The general drainage pattern will be maintained in the post-development condition. However, some onsite runoff will be collected in networks of enclosed storm drainage infrastructure and routed to a proposed dry detention pond. Runoff from upstream of the site will be intercepted and passed-through the site as much as possible.

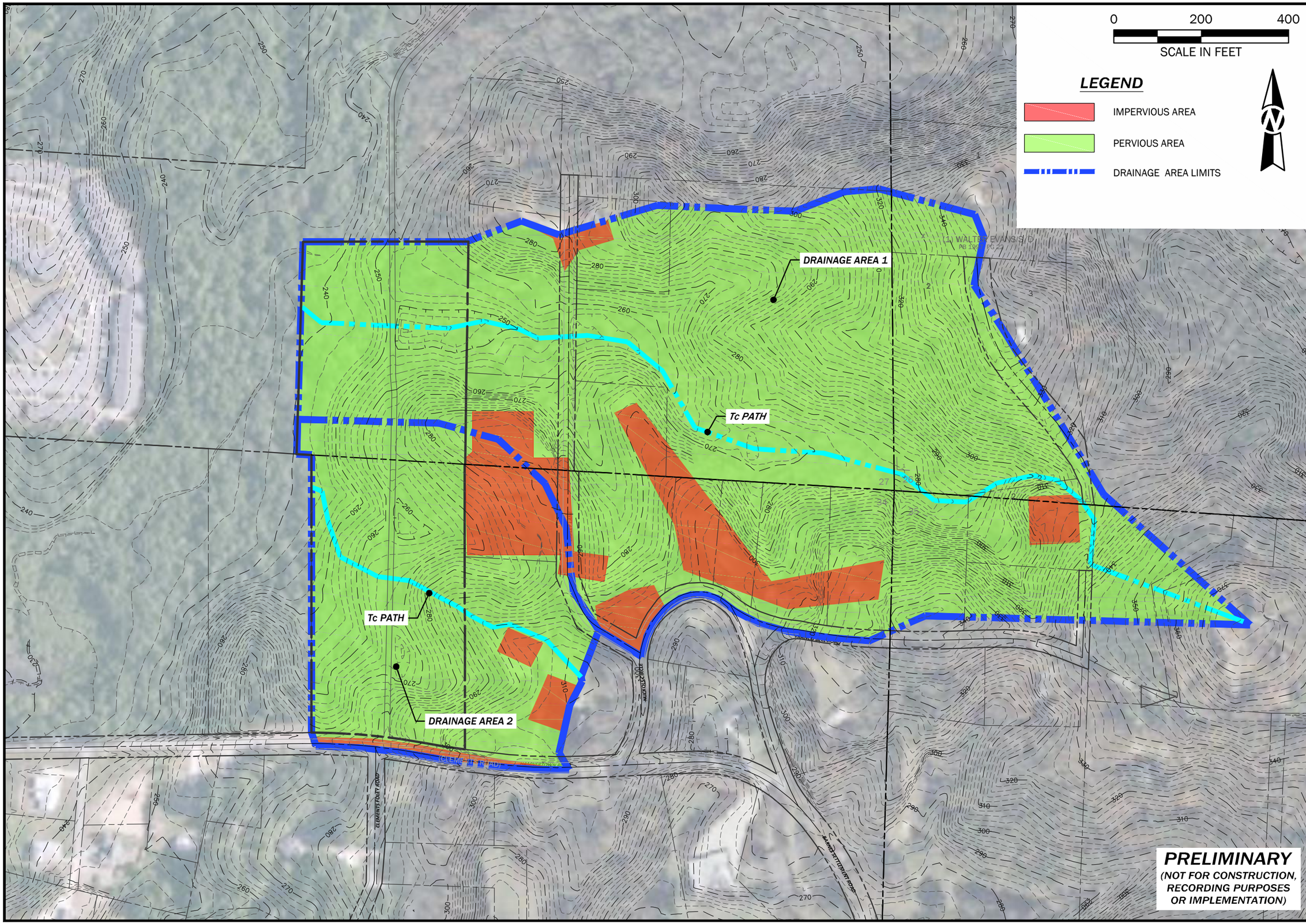
Summary of Preliminary Detention Calculations
As reflected on the attached drainage summaries, total predevelopment runoff will be maintained in the postdevelopment condition. Final drainage calculations will be provided with construction plans for final Land Development Permit approval.

Sincerely,

TTL, Inc.

Adam Ingram, PE

Attachments: *Pre- and Post-Development Drainage Maps, Drainage Area C-Factor Calculations, Hydraflow Hydrographs Modeling Results*



TTL
www.ttlusa.com

TOWNES OF NORTH LAKE

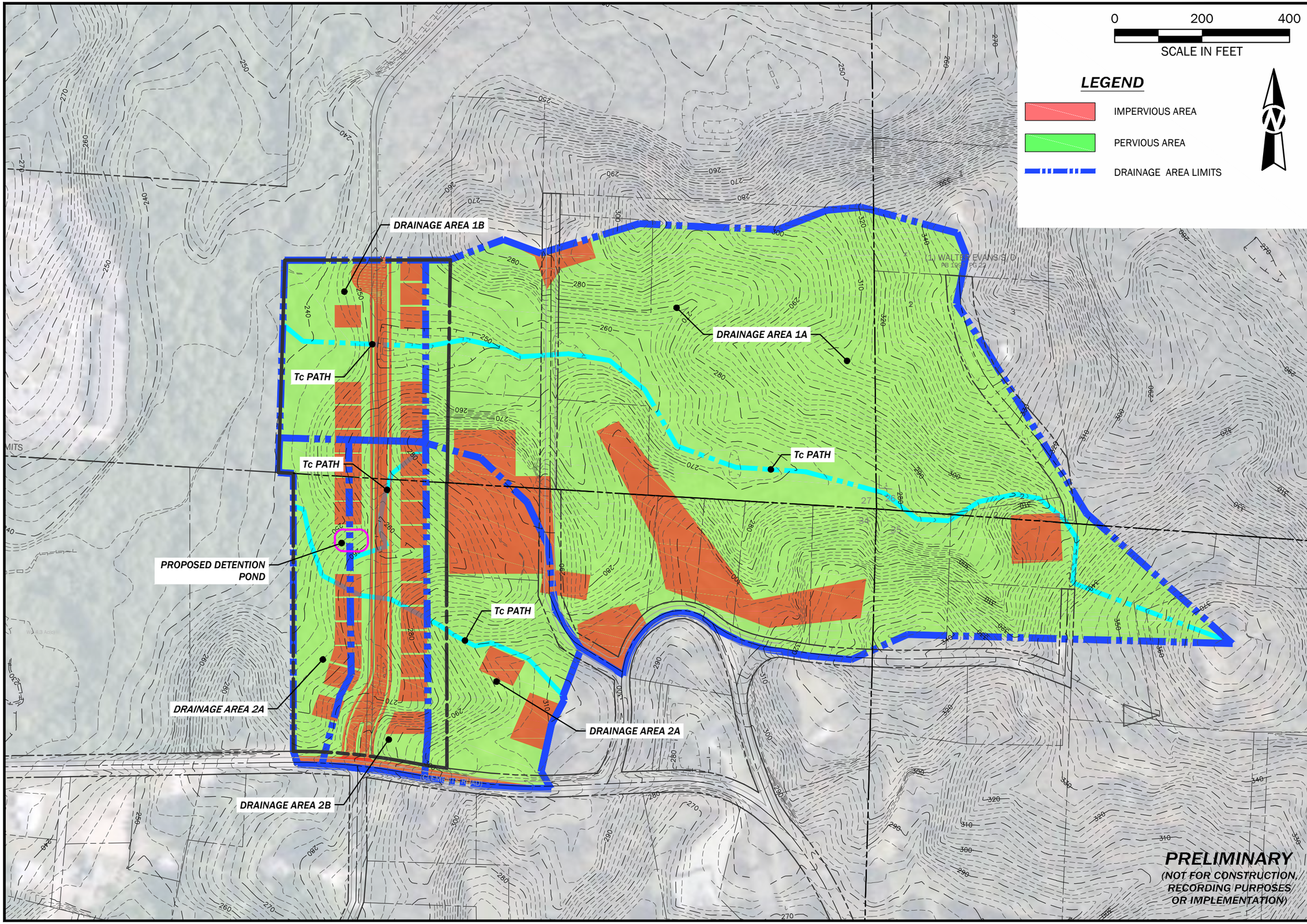
HAMMERTOWN ROAD
NORTHPORT, ALABAMA

Sheet Title
PRE DEVELOPMENT DRAINAGE MAP

No.	Date	Revision Description

Drawn By: JNB
Date: 05/15/2023
Checked By: JAM
Proj. No.: 22-01-03087.00
File Name: 22-03087.Pre Development Drainage Map.dwg

Sheet No.
PRE



TTL
www.ttlusa.com

TOWNES OF NORTH LAKE

HAMMERTOWN ROAD
NORTHPORT, ALABAMA

Sheet Title
POST DEVELOPMENT DRAINAGE MAP

No.	Date	Revision Description

Drawn By: JNB
Checked By: JAM
Date: 05/19/2023
Proj. No.: 22-01-030/87.00
File Name: 22-03087.Post Development Drainage Map.dwg

Sheet No.
POST

COMPOSITE 'C' FACTOR CALCULATIONS

Project Name: Dobbs Preliminary Plat Submittal
TTL Project Number: 22-01-03087.00
Date: 6/8/2023

				Rational Method	
PRE DEV Drainage Area 1	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	128,650	2.95	9.37%	0.95	0.09
Pervious Surface (i.e. Woods/Grass)	1,243,898	28.56	90.63%	0.30	0.27
Total Area	***1,372,548***	***31.51***	***100%***		***0.36***

PRE DEV Drainage Area 2	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	73,651	1.69	16.69%	0.95	0.16
Pervious Surface (i.e. Woods/Grass)	367,724	8.44	83.31%	0.30	0.25
Total Area	***441,375***	***10.13***	***100%***		***0.41***

POST DEV Drainage Area 1A	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	128,650	2.95	10.39%	0.95	0.10
Pervious Surface (i.e. Woods/Grass)	1,108,989	25.46	89.61%	0.30	0.27
Total Area	***1,237,639***	***28.41***	***100%***		***0.37***

POST DEV Drainage Area 1B	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	44,956	1.03	33.32%	0.95	0.32
Pervious Surface (i.e. Woods/Grass)	89,955	2.07	66.68%	0.30	0.20
Total Area	***134,911***	***3.10***	***100%***		***0.52***

POST DEV Drainage Area 2A	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	85,328	1.96	28.40%	0.95	0.27
Pervious Surface (i.e. Woods/Grass)	215,147	4.94	71.60%	0.30	0.21
Total Area	***300,475***	***6.90***	***100%***		***0.48***

POST DEV Drainage Area 2B	**Square Feet**	**Acres**	**% Total Area**	**'C' Value**	**Weighted 'C'**
Impervious Surface (i.e. Building/Asphalt/Concrete)	82,638	1.90	58.65%	0.95	0.56
Pervious Surface (i.e. Woods/Grass)	58,262	1.34	41.35%	0.30	0.12
Total Area	***140,900***	***3.23***	***100%***		***0.68***

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Dekalb	------	-------	36.74	-------	-------	51.45	60.03	66.22	72.04	Predevelopment Area 1
2	Dekalb	------	-------	21.70	-------	-------	30.33	35.36	39.08	42.67	Predevelopment Area 2
3	Combine	1, 2	-------	36.74	-------	-------	51.45	60.03	66.22	72.04	Total Predevelopment
5	Dekalb	------	-------	37.04	-------	-------	51.85	60.49	66.72	72.57	Postdevelopment Area 1A
6	Reach	5	-------	35.00	-------	-------	49.24	57.56	63.57	69.22	Postdevelopment 1A to PL
7	Dekalb	------	-------	8.901	-------	-------	12.44	14.50	16.04	17.54	Postdevelopment Area 1B (bypass)
8	Combine	6, 7	-------	35.00	-------	-------	49.24	57.56	63.57	69.22	Total Postdevelopment Area 1
9	Dekalb	------	-------	17.30	-------	-------	24.19	28.20	31.16	34.02	Postdevelopment Area 2A (bypass)
10	Dekalb	------	-------	12.88	-------	-------	18.01	20.99	23.24	25.45	Postdevelopment 2B (Detention Pond
11	Reservoir	10	-------	5.657	-------	-------	12.35	16.84	20.36	22.91	Detention Pond
12	Reach	11	-------	5.618	-------	-------	11.77	16.22	19.09	21.87	Pond to PL
13	Combine	9, 12	-------	22.77	-------	-------	30.59	35.28	38.80	42.27	Total Postdevelopment Area 2
14	Combine	8, 13	-------	35.05	-------	-------	49.32	57.64	63.66	69.31	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	36.74	1	100	131,807	------	------	------	Predevelopment Area 1
2	Dekalb	21.70	1	35	27,245	------	------	------	Predevelopment Area 2
3	Combine	36.74	1	100	159,052	1, 2	------	------	Total Predevelopment
5	Dekalb	37.04	1	85	112,953	------	------	------	Postdevelopment Area 1A
6	Reach	35.00	1	87	113,013	5	------	------	Postdevelopment 1A to PL
7	Dekalb	8.901	1	30	9,581	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	35.00	1	87	122,594	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	17.30	1	35	21,726	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	12.88	1	25	11,556	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	5.657	1	29	11,551	10	257.74	4,191	Detention Pond
12	Reach	5.618	1	31	11,511	11	------	------	Pond to PL
13	Combine	22.77	1	35	33,237	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	35.05	1	87	155,831	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	51.45	1	100	184,594	------	------	------	Predevelopment Area 1
2	Dekalb	30.33	1	35	38,094	------	------	------	Predevelopment Area 2
3	Combine	51.45	1	100	222,689	1, 2	------	------	Total Predevelopment
5	Dekalb	51.85	1	85	158,144	------	------	------	Postdevelopment Area 1A
6	Reach	49.24	1	87	158,224	5	------	------	Postdevelopment 1A to PL
7	Dekalb	12.44	1	30	13,394	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	49.24	1	87	171,617	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	24.19	1	35	30,378	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	18.01	1	25	16,151	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	12.35	1	27	16,147	10	258.28	5,480	Detention Pond
12	Reach	11.77	1	29	16,107	11	------	------	Pond to PL
13	Combine	30.59	1	35	46,485	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	49.32	1	87	218,102	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	60.03	1	100	215,396	------	------	------	Predevelopment Area 1
2	Dekalb	35.36	1	35	44,403	------	------	------	Predevelopment Area 2
3	Combine	60.03	1	100	259,799	1, 2	------	------	Total Predevelopment
5	Dekalb	60.49	1	85	184,474	------	------	------	Postdevelopment Area 1A
6	Reach	57.56	1	87	184,564	5	------	------	Postdevelopment 1A to PL
7	Dekalb	14.50	1	30	15,612	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	57.56	1	87	200,177	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	28.20	1	35	35,409	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	20.99	1	25	18,828	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	16.84	1	26	18,823	10	258.40	5,787	Detention Pond
12	Reach	16.22	1	28	18,784	11	------	------	Pond to PL
13	Combine	35.28	1	35	54,193	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	57.64	1	87	254,369	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	66.22	1	100	237,595	------	------	------	Predevelopment Area 1
2	Dekalb	39.08	1	35	49,078	------	------	------	Predevelopment Area 2
3	Combine	66.22	1	100	286,673	1, 2	------	------	Total Predevelopment
5	Dekalb	66.72	1	85	203,480	------	------	------	Postdevelopment Area 1A
6	Reach	63.57	1	87	203,578	5	------	------	Postdevelopment 1A to PL
7	Dekalb	16.04	1	30	17,267	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	63.57	1	87	220,845	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	31.16	1	35	39,137	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	23.24	1	25	20,842	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	20.36	1	26	20,837	10	258.48	5,997	Detention Pond
12	Reach	19.09	1	28	20,798	11	------	------	Pond to PL
13	Combine	38.80	1	35	59,934	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	63.66	1	87	280,779	8, 13	------	------	Total Postdevelopment

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Dekalb	72.04	1	100	258,485	------	------	------	Predevelopment Area 1
2	Dekalb	42.67	1	35	53,580	------	------	------	Predevelopment Area 2
3	Combine	72.04	1	100	312,065	1, 2	------	------	Total Predevelopment
5	Dekalb	72.57	1	85	221,326	------	------	------	Postdevelopment Area 1A
6	Reach	69.22	1	87	221,430	5	------	------	Postdevelopment 1A to PL
7	Dekalb	17.54	1	30	18,877	------	------	------	Postdevelopment Area 1B (bypass)
8	Combine	69.22	1	87	240,306	6, 7	------	------	Total Postdevelopment Area 1
9	Dekalb	34.02	1	35	42,727	------	------	------	Postdevelopment Area 2A (bypass)
10	Dekalb	25.45	1	25	22,825	------	------	------	Postdevelopment 2B (Detention Pond
11	Reservoir	22.91	1	26	22,821	10	258.53	6,150	Detention Pond
12	Reach	21.87	1	27	22,781	11	------	------	Pond to PL
13	Combine	42.27	1	35	65,508	9, 12	------	------	Total Postdevelopment Area 2
14	Combine	69.31	1	87	305,814	8, 13	------	------	Total Postdevelopment

PRELIMINARY SANITARY SEWER ANALYSIS

Project Name: Townes at North Lake, Northport, AL
TTL Project Number: 22-01-03087.00
Date: 6/8/2023

Townes at North Lake Master Plan		
Average Daily Flow (Q_{avg}):		
Lots:	500	Lots
Persons/Lot:	3.5	persons
Gallons/Capita-Day:	100	gpd
Net Q_{avg} (1):	0.271	cfs
Design Flow (Q_{design}):		
Peaking Factor:	4.0	
Q_{design}:	*1.08*	*cfs*

Notes:

1. Assumed 500 lots for development of overall property.

A 10" PVC Gravity Sewer Main at 0.3% grade can accommodate a flow of 1.56 cfs.

City of Northport
Designation of Agent Form

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

I, Cornerstone, LLC, being owner of the property which is the subject of this application hereby authorize TR, 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: 7/11/23

Property Owner Mailing Address: 1470 Northbrook Pky
Ste 168
Tcl, AL 35406

Phone Number:

Authorized Agent Mailing Address: 3516 Greensboro Avenue
Tuscaloosa, AL 35401

Phone Number: 205-345-0816

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Courtney Dobbs, a Notary Public in and for said County and State, hereby certify that Tres Dobbs 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 11 day of July, 2023

Courtney A Dobbs
Notary Public

My Commission Expires: 2025

NOTARY PUBLIC
Courtney Ann Dobbs
ALABAMA STATE AT LARGE

NOTARY PUBLIC
Courtney Ann Dobbs
ALABAMA STATE AT LARGE

Rev 3/20

City of Northport Planning & Inspections Department
3500 McFarland Blvd • Northport, AL 35476 • 205-339-7000 • planning@cityofnorthport.org

City of Northport Planning & Zoning Commission

Preliminary plat

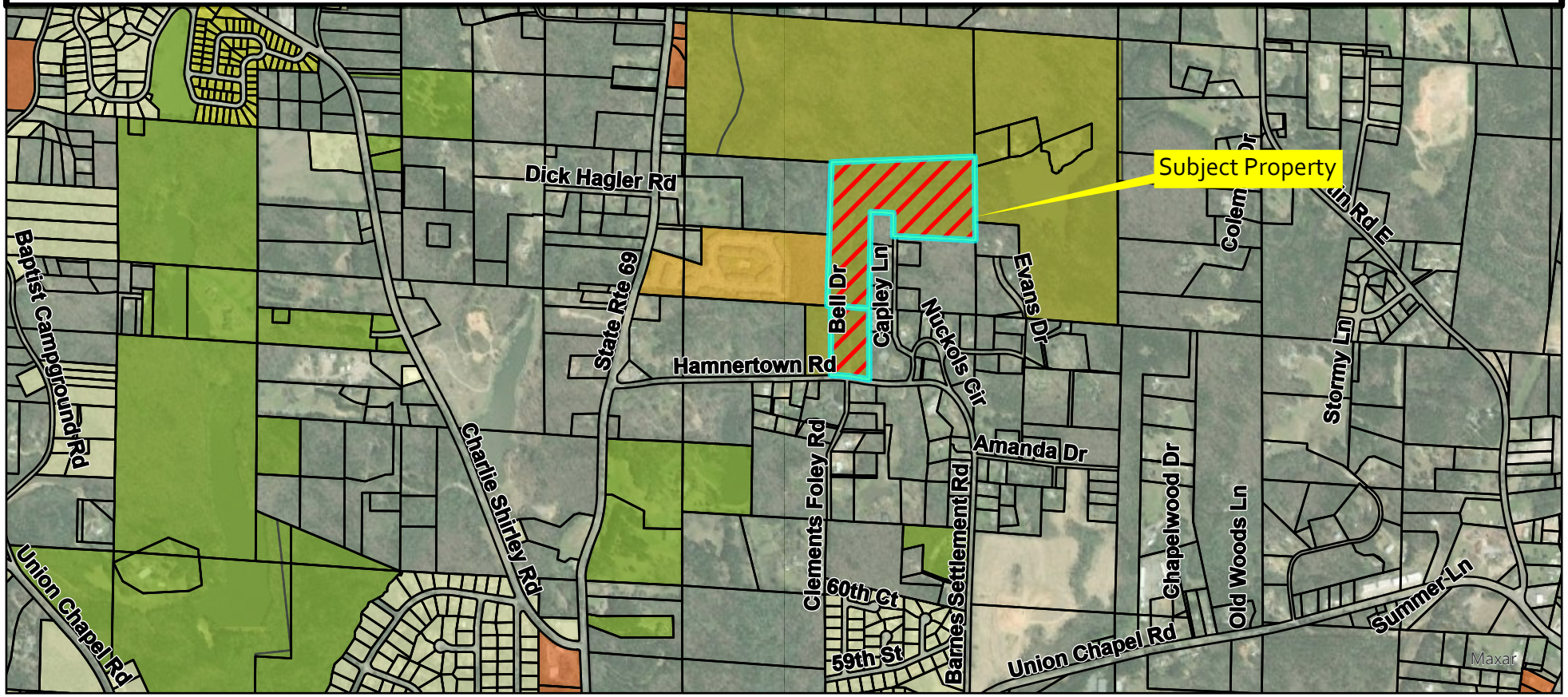
Zoning

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

0 1,250 2,500 5,000 Feet

N W E S

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



City of Northport

Planning and Zoning Commission – July 18, 2023

Planning Staff Report

Case: SP-4-23

Applicant: Geo's Automotive

Request: Conditional Use to allow Vehicle Sales and Automotive Service Station

Geo's Automotive is requesting Conditional Use approval to allow vehicle sales and an automotive service station in a C-3 Neighborhood Commercial zone. The property is located at 3811 33rd Street. The adjacent property to the north and west are zoned C-6 Highway Commercial. The properties to the south and east are zoned RM-2 Residential Multi-family. The petitioner is proposing to expand the vehicle sales lot that is located north of this property at 3821 McFarland Boulevard. This use is allowed in this zone only through conditional use approval. As with any conditional use, the Commission may recommend to the City Council any additional requirements that would mitigate the impact of the proposed conditional use on the surrounding property. Since the property to the north of this site would be operated as part of the same business, the Commission could consider adding a condition that requires safe access between the properties to be approved by the City Engineer.

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

PERMIT PROJECT

FILE #: 23-000859
3811 33RD ST NORTHPORT AL 35476
PARKING LOT IMPROVEMENTS AND CONDITIONAL USE FOR VEHICLE SALES.

PERMIT #: CUP23-000004

Permit Type
Conditional Use Application

Subtype
Conditional Use Permit

Work Description:
Parking lot improvements and conditional use for vehicle sales.

Applicant
Duncan Coker Associates, P.C. - John Wilhite

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
0.00

Permit Fees
100.00

Total Amount
100.00

Amount Paid
0.00

Balance Due
100.00

☐ Non-Billable

PERMIT DATES

Application Date
06/09/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner
Geos Automotive - Jonathan Ray

Current Zoning District
C-3

Total Acreage
1.8

Current Use of Property
Vacant

Number of Adjoining Properties

Additional Parcel #s
633102092011016, 633102092011017

Review the Northport Zoning Ordinance, specifically Section 1003 (found at www.cityofnorthport.org).

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location.

Upon submission of a request for conditional use approval, a review of the location, design, configuration, and impact shall be conducted to determine whether the proposed use would have a detrimental impact on neighboring properties.

The Planning Commission shall render to the City Council its recommendation to grant the application for a conditional use permit, grant it subject to conditions, or deny it. Following a public hearing at the City Council upon an Ordinance for Conditional Use Approval, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

SUBMITTAL DOCUMENTS

Are you the current owner on record?
Yes

A copy of the deed of the subject property
DB #2022 PG #29045.pdf

Site Plan
Geos-Automotive-Site-C1.0.pdf

Mailing labels for each adjoining property owner

Parcel Address Labels.doc

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Signature

signature.png

OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES

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

PAYMENTS

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

This instrument prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406

SOURCE OF TITLE
Deed Book 2019 Page 13715

STATE OF ALABAMA

TUSCALOOSA COUNTY

DEED Bk 2022 Pg 29045
(PG 29045 of 29047)
E-RECORDED: 11/21/2022 11:57:45 AM
Ward D. Robertson, III, PROBATE JUDGE
Tuscaloosa COUNTY, Alabama
Term/Cashier: PRO-RECORDING7/JMCATEER
Tran: 44833 Deed Tax $47.00
Probate Judge Fee $2.00
Source of Title $1.00
Recording Fee - By Page Count $9.00
Total: $59.00

WARRANTY DEED

This indenture, made by and between **DANO Development, LLC, an Alabama limited liability company** (hereinafter "Grantor") and **Jonathan Ray** (hereinafter "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the said Grantee, his heirs, and assigns forever, the following described real property located in Tuscaloosa County Alabama, to wit:

Parcel 1
All of Lots numbered one (1) and two (2) in Block "C" of the Oliver Heights Subdivision near Northport, Alabama, as shown and designated on a plat recorded in Plat Book 4, at Page 17 in the Probate Office of Tuscaloosa County, Alabama, reference to said map or plat being hereby made in aid of and as a part of this description.

Parcel 2
All of Lots Numbered Three (3) and Four (4) and ten (10) feet off of the West side of Lot Number Five (5), all in Block "C" of the Oliver Heights Subdivision, Tuscaloosa County, Alabama, a map or plat of said Subdivision being on record in the Office of the Probate Judge of Tuscaloosa County, Alabama in Plat Book 4, at Page 17, reference to the record of said plat being herein made in and of and as a part of this description.

This conveyance is hereby made subject to restrictions, easements, rights of way and reservations appearing of record in the Office of the Judge of Probate of Tuscaloosa County, Alabama which apply to the subject property.

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.

TO HAVE AND TO HOLD, all the singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, his heirs or assigns forever. And the Grantor covenants and agrees with the Grantee that it is seized of an indefeasible estate in fee simple in and to said property; that it has the lawful right to sell and convey the same in fee simple; that the said property is free from all mortgages, liens, and encumbrances; that Grantee is entitled to the immediate possession thereof; and that Grantor will forever warrant and defend the title to the same and the

possession thereof unto the Grantee, his heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this 15 day of November, 2022.

DANO Development, LLC, an Alabama limited liability company

By: _____
Danny Weems, Its Sole Member

STATE OF ALABAMA

TUSCALOOSA COUNTY

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Danny Weems**, whose name as **Sole Member** of **DANO Development, 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 conveyance, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

In Witness Whereof, I hereunto set my hand and official seal on this the 15 day of November, 2022.

_____
Notary Public

My commission expires: 1/7/2024

ANGELA D. WOODS NOTARY PUBLIC ALABAMA STATE AT LARGE

DEED Bk 2022 Pg 29047
(PG 29047 of 29047)
E-RECORDED: 11/21/2022 11:57:45 AM
Ward D. Robertson, III, PROBATE JUDGE
Tuscaloosa COUNTY, Alabama

Real Estate Sales Validation Form

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

Grantor's Name DANO Development, LLC
Mailing Address PO Box 1425
Northport, AL 35476

Grantee's Name Jonathan Ray
Mailing Address 2625 Saratoga Ln
Tuscaloosa, AL 35406

Property Address Property in Northport
Northport, AL 35476

Date of Sale 11/16/2022
Total Purchase Price $ 235,000.00
or
Actual Value $
or
Assessor's Market Value $

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

____ Bill of Sale
____ Sales Contract
XX 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.

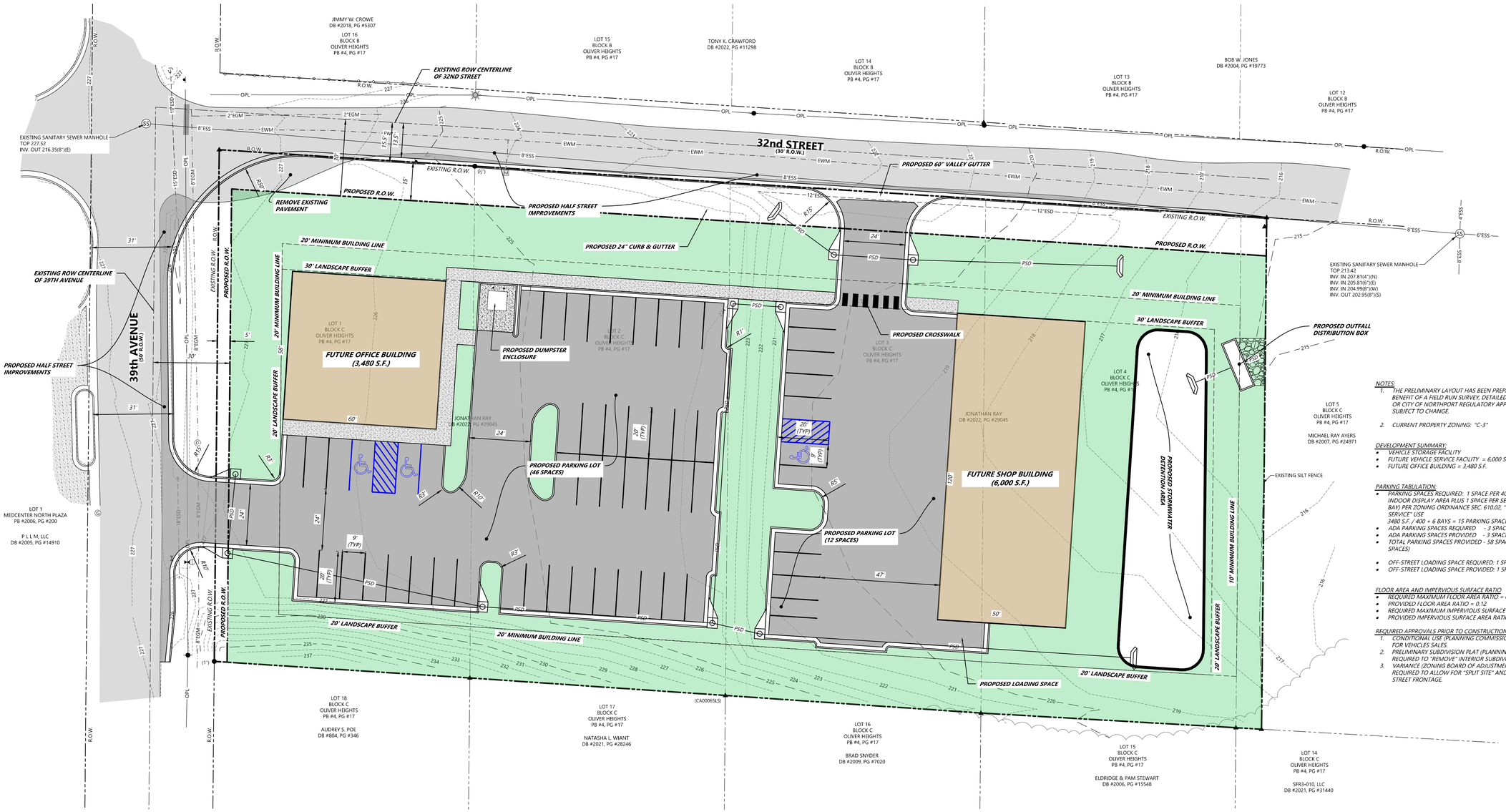
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 Angie Woods

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



0' 20' 40' 60'
SCALE (FEET) 1" = 20'

NOTES:

1. *THE PRELIMINARY LAYOUT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FIELD RUN SURVEY, DETAILED ENGINEERING DESIGN, OR CITY OF NORTHPORT REGULATORY APPROVALS AND THEREFORE SUBJECT TO CHANGE.*
2. *CURRENT PROPERTY ZONING: "C-3"*

DEVELOPMENT SUMMARY:

- *VEHICLE STORAGE FACILITY*
- *FUTURE VEHICLE SERVICE FACILITY = 6,000 S.F.*
- *FUTURE OFFICE BUILDING = 3,480 S.F.*

PARKING TABULATION:

- *PARKING SPACES REQUIRED: 1 SPACE PER 400 S.F. OF OFFICE AND INDOOR DISPLAY AREA PLUS 1 SPACE PER SERVICE BAY (EXCLUDING BAY) PER ZONING ORDINANCE SEC. 610.02, "VEHICLE REPAIR AND SERVICE" USE*
  3480 S.F. / 400 + 6 BAYS = 15 PARKING SPACES REQUIRED
- *ADA PARKING SPACES REQUIRED - 3 SPACES*
- *ADA PARKING SPACES PROVIDED - 3 SPACES*
- *TOTAL PARKING SPACES PROVIDED - 58 SPACES (INCLUDES 3 ADA SPACES)*
- *OFF-STREET LOADING SPACE REQUIRED: 1 SPACE*
- *OFF-STREET LOADING SPACE PROVIDED: 1 SPACE*

FLOOR AREA AND IMPERVIOUS SURFACE RATIO

- *REQUIRED MAXIMUM FLOOR AREA RATIO = 0.35*
- *PROVIDED FLOOR AREA RATIO = 0.12*
- *REQUIRED MAXIMUM IMPERVIOUS SURFACE RATIO = 0.80*
- *PROVIDED IMPERVIOUS SURFACE AREA RATIO =0.49*

REQUIRED APPROVALS PRIOR TO CONSTRUCTION PERMITTING

1. *CONDITIONAL USE (PLANNING COMMISSION) REQUIRED TO ALLOW FOR VEHICLES SALES.*
2. *PRELIMINARY SUBDIVISION PLAT (PLANNING COMMISSION) REQUIRED TO "REMOVE" INTERIOR SUBDIVISION LOT LINES.*
3. *VARIANCE (ZONING BOARD OF ADJUSTMENT) REQUIRED TO ALLOW FOR "SPLIT SITE" AND NON-COMPLIANT STREET FRONTAGE.*

PRELIMINARY
NOT FOR CONSTRUCTION
X/XX/XX

DUNCAN ▫ COKER ASSOCIATES
CIVIL ENGINEERING ▫ SURVEYING ▫ PLANNING
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406
205-561-0698
WWW.DUNCANCOKER.COM

GEO'S AUTOMOTIVE
3821 McFARLAND BOUEVARD
NORTHPORT, ALABAMA 35476

SHEET TITLE
PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION

DATE: APRIL 2023 | CHECKED BY: L.E.P | DRAWN BY: D.W.H
FILE NAME: Geo-s-automotive-Site | PROJECT NUMBER: 23-22

SHEET NO.
C1.0

City of Northport Planning & Zoning Commission

Conditional Use

Zoning

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

N
W E
S

0 387.5 775 1,550 Feet

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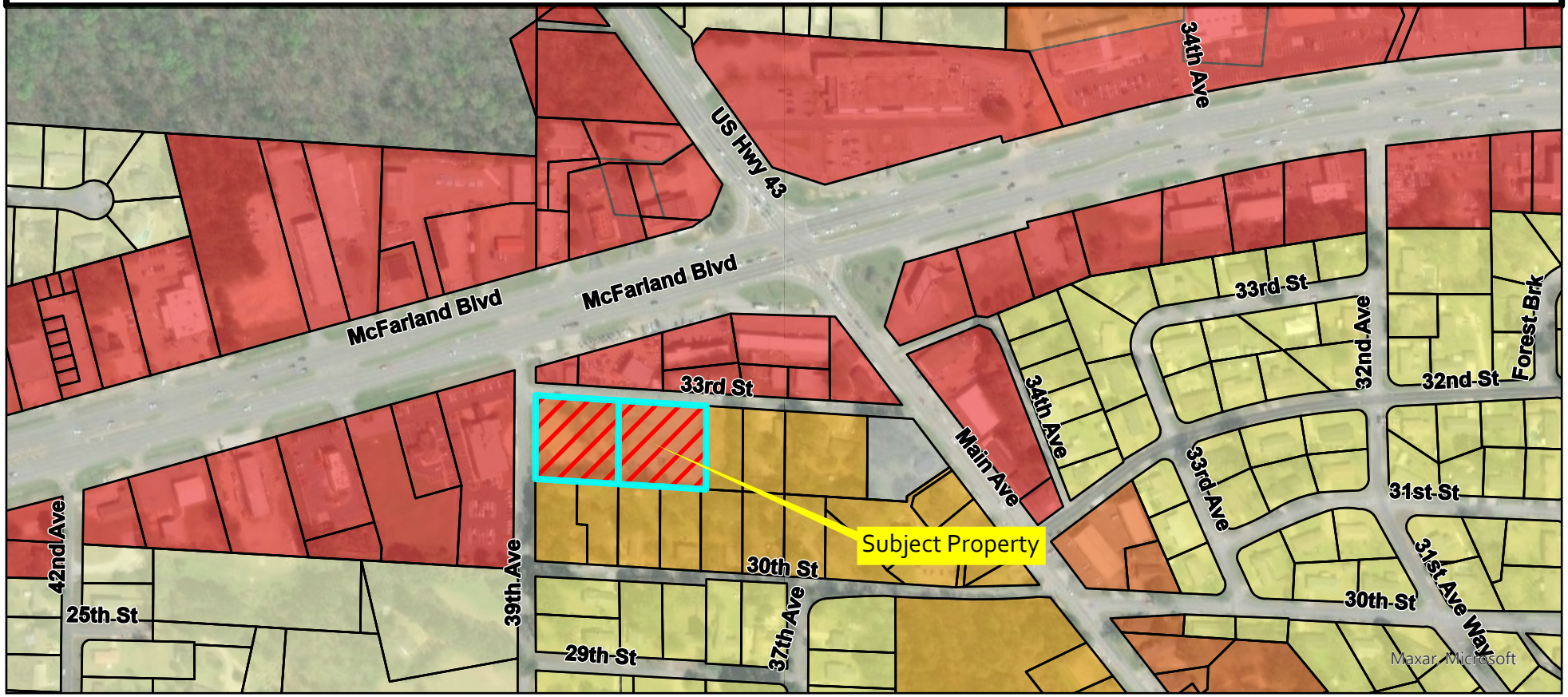


City of Northport

Planning and Zoning Commission – July 18, 2023

Staff Report

Case: SP-05-23

Applicant: Linda Short

Location: Tom Taylor Road

Request: Placement of manufactured home as in-fill dwelling

Linda Short is requesting permission to place a manufactured home as an in-fill dwelling at a parcel located north of Charlie Shirley Road and east of Tom Taylor Road. The property is zoned RS-1. The zoning ordinance requires the combined value of the manufactured home and property to be valued at 90% or greater than the average appraised value of all adjoining properties that have been improved for single family residential use. Below are the appraised values of the adjoining residential properties:

Owner	Appraised Value*
Simpson 1.000	$37,800.00
Simpson 1.002	$4,500.00
Rollins	$306,200.00

Average $116,166.67

* per tax records

The appraisal report and mortgage statement submitted by Ms. Edwards values the land and manufactured home at $110,785.21 which complies with the zoning ordinance.

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

City of Northport

Conditional Use Permit Application

Date of Plng Comm Mtg: ____ / ____ / _____

Deadline: ____ / ____ / _____

Application Submitted: ____ / ____ / _____

Location of Property: Tom Taylor Rd - Northport Al. 35476

Name of Applicant: Linda Short Phone: _____

Address: 3602 32nd Street Tuscaloosa, Al 35401 Email: Shortlinda864@Gmail.com

Name of Owner: Linda Short Phone: 205 710 4138

Address: 3602 32nd Street Tuscaloosa, Al, 35401 Email: _____

Describe the Proposed Use: Primary ~~dwelling~~ dwelling to establish Resident - Place a Home trailer on property for family of (3) (Returned Army Vietnam ~~Vet~~ Vet) Inheritance left by parent 20 or more years ago.

Current Zoning: _____ Total Acreage: _____ Current Use of Property: Empty

Review the Northport Zoning Ordinance, specifically Section 1003 (found at www.cityofnorthport.org).

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location.

Upon submission of a request for conditional use approval, a review of the location, design, configuration, and impact shall be conducted to determine whether the proposed use would have a detrimental impact on neighboring properties.

The Planning Commission shall render to the City Council its recommendation to grant the application for a conditional use permit, grant it subject to conditions, or deny it. Following a public hearing at the City Council upon an Ordinance for Conditional Use Approval, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Check the following:

_____ A copy of the deed of the subject property must accompany this application. If the applicant is not the property owner, a designation of agent form must be included for applicant and/or appropriate representative

_____ Designation of Agent form (if applicable)

_____ Sixteen (16) copies of the site plan and supporting documentation must accompany submission (discuss with staff appropriate sheet sizes)

_____ Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)

_____ Fees: Conditional Use Application fee is $75, plus certified mailing and advertising fees

11:43am RECEIVED 6/8/2023

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: Linda Short **Date:** 6 / 8 / 2023

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

2010 14746
Recorded in the Above
DEED Book & Page
09-14-2010 02:24:22 PM
Source Of Title: DEED 2007 / 13599
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF SURVEY BY
CHRISTOPHER E. ALLEN
ATTORNEY AT LAW
2012 8TH STREET
TUSCALOOSA, ALABAMA 35401

GENERAL WARRANTY DEED

SOURCE OF TITLE: DEED BOOK 2007, PAGE 13599.

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, WE, CELLESTINE HOLLIDAY, a single woman, and ANITA HOLLIDAY, a married woman, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LINDA SHORT, a married woman, (herein referred to as GRANTEE), our share in the following described real estate situated in Tuscaloosa County, Alabama, to wit:

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 20 South, Range 10 West in Tuscaloosa County, Alabama and being more particularly described as follows:

Commence at a ¾ inch iron pipe found and accepted as the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence run North 88 degrees, 10 minutes, 01 seconds West and along the North line of said Northeast Quarter of the Southeast Quarter for a distance of 483.80 feet to a capped rebar set 210.00 feet from the East right-of-way of Tom Taylor Road, said point being the POINT OF BEGINNING of the parcel herein described; thence run South 18 degrees, 16 minutes, 13 seconds West for a distance of 87.73 feet to a capped rebar set at; thence run North 88 degrees, 10 minutes, 01 seconds West for a distance of 110.11 feet to a capped rebar set; thence run North 18 degrees, 16 minutes, 13 seconds East for a distance of 87.73 feet to a capped rebar set on the North line of said Northeast Quarter of the Southeast Quarter; thence run South 88 degrees, 10 minutes, 01 seconds East and along said North line for a distance of 110.11 feet to the POINT OF BEGINNING.

Said parcel containing 0.63 acres, more or less.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described

premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns in fee simple forever.

And said GRANTORS do for themselves, their heirs and assigns, covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of September, 2009.

WITNESS:

GRANTOR

CELLESTINE HOLLIDAY

ANITA HOLLIDAY

2010 14747
Recorded in the Above
DEED Book & Page
09-14-2010 02:24:22 PM

STATE OF ALABAMA
TUSCALOOSA COUNTY

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

Given under my hand and official seal this 1st day of September, 2009.

Martha Hubbe
NOTARY PUBLIC

My commission expires: 7/6/2010

2010 14748
Recorded in the Above
DEED Book & Page
09-14-2010 02:24:22 PM
Source Of Title: DEED 2007 / 13599
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama
Book/Pg: 2010/14746
Term/Cashier: SCAN2 / MWhite
Tran: 9646.606176.765588
Recorded: 09-14-2010 14:24:49

DFE Deed Tax	4.0
PJF Probate Judge Fee	2.0
RFC Recording Fee	8.5
SOT Source of Title	1.0
Total Fees: $ 15.50	

STATE OF ALABAMA
TUSCALOOSA COUNTY

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

Given under my hand and official seal this 1st day of September, 2009.

Martha Hubbe
NOTARY PUBLIC

My commission expires: 7/6/2010

Regional Homes

5900 McFARLAND BLVD
NORTHPORT, AL 35476
"Purchase Agreement-Form 500"

In this Contract the words I, Me, and My refer to the Buyer and Co-Buyer Signing this Contract. The words You and Your refer to the Dealer/Retailer. Subject to the terms on both pages of this agreement, you agree to sell and I agree to purchase the following described unit.

Buyer(s): Linda Short		Phone 205-710-4138	Date 6/22/2022
Address 3602 32nd street Tuscaloosa AL 35401		Salesperson Wes Madison	
Delivery Address Tom Taylor Rd			

Make & Model	Year	BdRoom	Floor W	L Hitch W	Stock or Sp
SpringField	2023	3	16x76	16x80	stock

Serial Number	New or Used	Color	Proposed Delivery Date	Stock Number
HH22AL12834	New	tan	TBA	N/A

LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION
CEILING			Fiberglass
EXTERIOR			Fiberglass
FLOORS			Fiberglass
FLOORS			

BASE PRICE OF UNIT	$ 83,999.00
	0.00
Improvements $	18,750.00
SUB-TOTAL	$ 102,749.00
state tax	3,596.22
Title	40.00

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES

Included:	
Delivery and set	
Air Installed	
White Vinyl skirting	
Two sets of Temporary steps	
Dirt Pad allowance	2,500.00
Deck allownce	2,500.00
Power Pole and Hook UP allowance	2,750.00
Water Metter and Hook up allowance	3,000.00
Septic tank plus hook and perc test allowance	8,000.00
Take out Fridge and Stove	-1,000.00
NOT INCLUDED (Unless Indicated Above):	
We do not dig Utility Lines, hook-up Electric, Gas, Water or Sewer	
All Yard damage is customer's responsibility.	
We are not responsible for Tree cutting, bridge building or	
Wrecker service to spot home. Furniture & decor omitted	
All down payments non-refundable if Credit approved	
All Used Homes sold AS IS WHERE IS NO WARRANTY	
Balance Carried to Optional Equipment	$

1. CASH PURCHASE PRICE		$ 106,385.21
TRADE-IN ALLOWANCE	$	
LESS BAL DUE ON ABOVE	$	
NET ALLOWANCE	$	
CASH DOWN PAYMENT	$ 500.00	
Prepaid Finance Charges	$	
2. LESS TOTAL CREDITS		$
		$
Cash Payment		$
3. UNPAID BALANCE OF CASH SALE PR		$ 105,885.22

I/we also understand that if the home has been special ordered on our behalf that ALL deposits required to order the home will be non-fundable and will not be returned under any circumstances after home is ordered.

NOTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES ON PAGE 2 OF

Description of Trade-In	NONE	Year	Size
Make	Model		Bedrooms
Serial #		Color	
Amount Owing to whom:			
Any Debt I owe on the Trade-In is to be paid by:	You	Me	

You and I certify that the additional terms and conditions printed on page 2 of this contract are agreed to as a part of this agreement, the same as if printed above the signatures. I am purchasing the described manufactured home or vehicle; the optional equipment and accessories, the insurance as described has been voluntary; that my trade-in is free from all claims whatsoever, except as noted.

This agreement contains the entire understanding between you and me and no other representation or inducement verbal, or written, has been made which is not contained in this contract. I, or We, acknowledge receipt of this order and that I, or We, have read and understand Page 2 of this agreement.

Not Valid unless accepted and signed by an Officer of the Company or Authorized Agent.

APPROVED
Regional Homes ---- Retailer

BY _____
(RETAILER SIGNATURE)

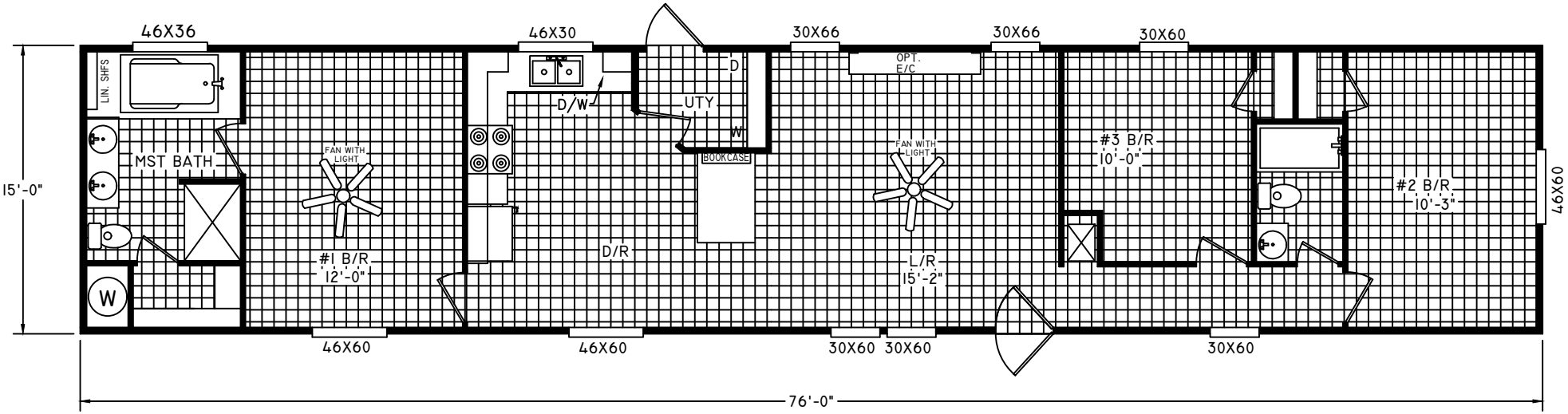
SIGNED X _____ Buyer

SOCIAL SECURITY NO _____

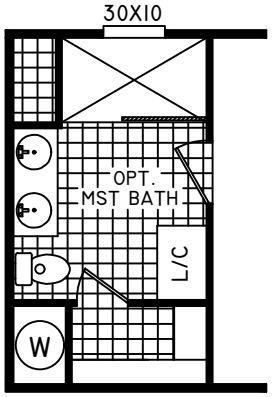
SIGNED X _____ Buyer

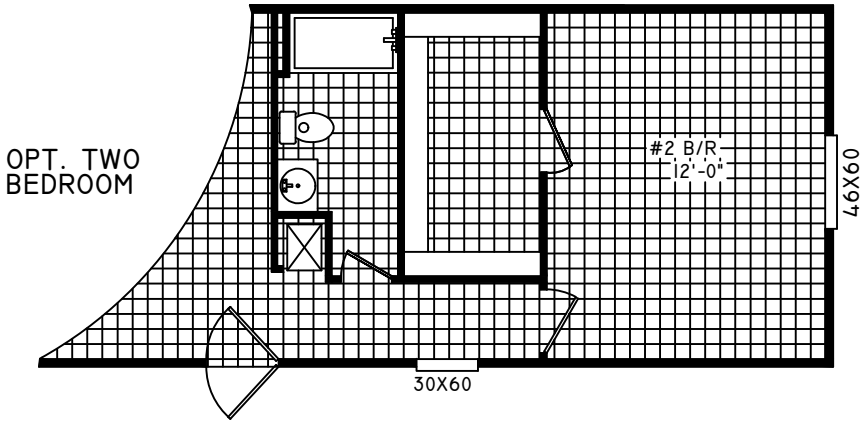
SOCIAL SECURITY NO _____

See Page 2 Additional Terms and Conditions


46X36
46X30
30X66
30X66
30X60
LIN. SHFS
MST BATH
FAN WITH LIGHT
#1 B/R
12'-0"
D/W
D
UTY
W
BOOKCASE
D/R
OPT. E/C
FAN WITH LIGHT
L/R
15'-2"
#3 B/R
10'-0"
#2 B/R
10'-3"
46X60
15'-0"
W
46X60
46X60
30X60
30X60
30X60
76'-0"

167632V
"EVA"


30X10
OPT.
MST BATH
L/C
W


OPT. TWO
BEDROOM
#2 B/R
12'-0"
46X60
30X60

Owner	Appraised Value*
Simpson 1.000	$37,800.00
Simpson 1.002	$4,500.00
Rollins	$306,200.00

Average $116,166.67

* per tax records

Tuscaloosa County Alabama Public GIS

W19/M110 - f23.5.1-s23.5.1 - TuscaloosaAL - 05-22-2023

Parcel Details

FavLink PRC Back Print

Account Pin STR	**22830 : 143272 : 28-20S-10W**		
Parcel No:	**63 20 08 28 4 001 001.002**		
Prop Addr:	**TOM TAYLOR RD**		
Tax Dist:	**05 - Northport**	Exemption:	**Not Exempt**
Deeded Acres:	**0.21**ac	Calc't:	**0.16ac**
Deed Bk,Pg,Date	**2003**	**10430**	**05-19-2003**
Subdivision:			

Owner

Name:	**SIMPSON ANITA ADELL HOLLIDAY**
Address:	**8715 TOM TAYLOR RD**
City, State, ZIP:	**NORTHPORT, AL 35473**

2022 Values

Land Total:	**$4,500**
Building & Improvements Total:	**$0**
Total Appraised Value:	**$4,500**
Yrly Tax:	**$34.65 for 2022**

Payment History

Tax Year	Date Paid	Amount
2022	**11/01/2022**	**$34.65**
2021	**10/18/2021**	**$34.65**
2020	**03/18/2021**	**$35.69**

Tuscaloosa County Alabama Public GIS

W19/M110 - f23.5.1-s23.5.1 - TuscaloosaAL - 05-22-2023

Parcel Details

FavLink PRC Back Print

Account Pin STR	**19124 : 17544 : 28-20S-10W**		
Parcel No:	**63 20 08 28 1 001 008.003**		
Prop Addr:	**9225 TOM TAYLOR RD**		
Tax Dist:	**01 - County North**	Exemption:**H1**	
Deeded Acres:	**19.00**ac	Calc't:	**19.45ac**
Deed Bk,Pg,Date	**2014**	**01644**	**01-24-2014**
Subdivision:			

Owner

Name:	**ROLLINS CHARLES W JR**
Address:	**9225 TOM TAYLOR RD**
City, State, ZIP:	**NORTHPORT, AL 35473**

2022 Values

Land Total:	**$77,500**
Building & Improvements Total:	**$228,700**
Total Appraised Value:	**$306,200**
Yrly Tax:	**$622.24 for 2022**

Payment History

Tax Year	Date Paid	Amount
2022	**10/24/2022**	**$622.24**
2021	**10/12/2021**	**$542.14**
2020	**10/16/2020**	**$400.30**

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story
1	**1-RES**	**1984**	**1806**	**0**	**6**	**1**

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim
2	**277-GREEN**	**1900**	**480**	**24 x 20**

Tuscaloosa County Alabama Public GIS

W19/M110 - f23.5.1-s23.5.1 - TuscaloosaAL - 05-22-2023

Parcel Details

FavLink PRC Back Print

Account Pin STR	**23108 : 4078 : 28-20S-10W**		
Parcel No:	**63 20 08 28 4 001 001.000**		
Prop Addr:	**8715 TOM TAYLOR RD**		
Tax Dist:	**05 - Northport** Exemption:**H3**		
Deeded Acres:	**0.63**ac	Calc't:	**0.53ac**
Deed Bk,Pg,Date	**2003**	**10430**	**05-19-2003**
Subdivision:			

Owner

Name:	**SIMPSON ANITA ADELL HOLLIDAY**
Address:	**8715 TOM TAYLOR RD**
City, State, ZIP:	**NORTHPORT, AL 35473**

2022 Values

Land Total:	**$6,600**
Building & Improvements Total:	**$31,200**
Total Appraised Value:	**$37,800**
Yrly Tax:	**$0 for 2022**

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr SF	Rms	Story
1	**1-RES**	**1970**	**736**	**0**	**4**	**1**

City of Northport Planning & Zoning Commission

Conditional Use

Zoning

- Agriculture
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Subject Property

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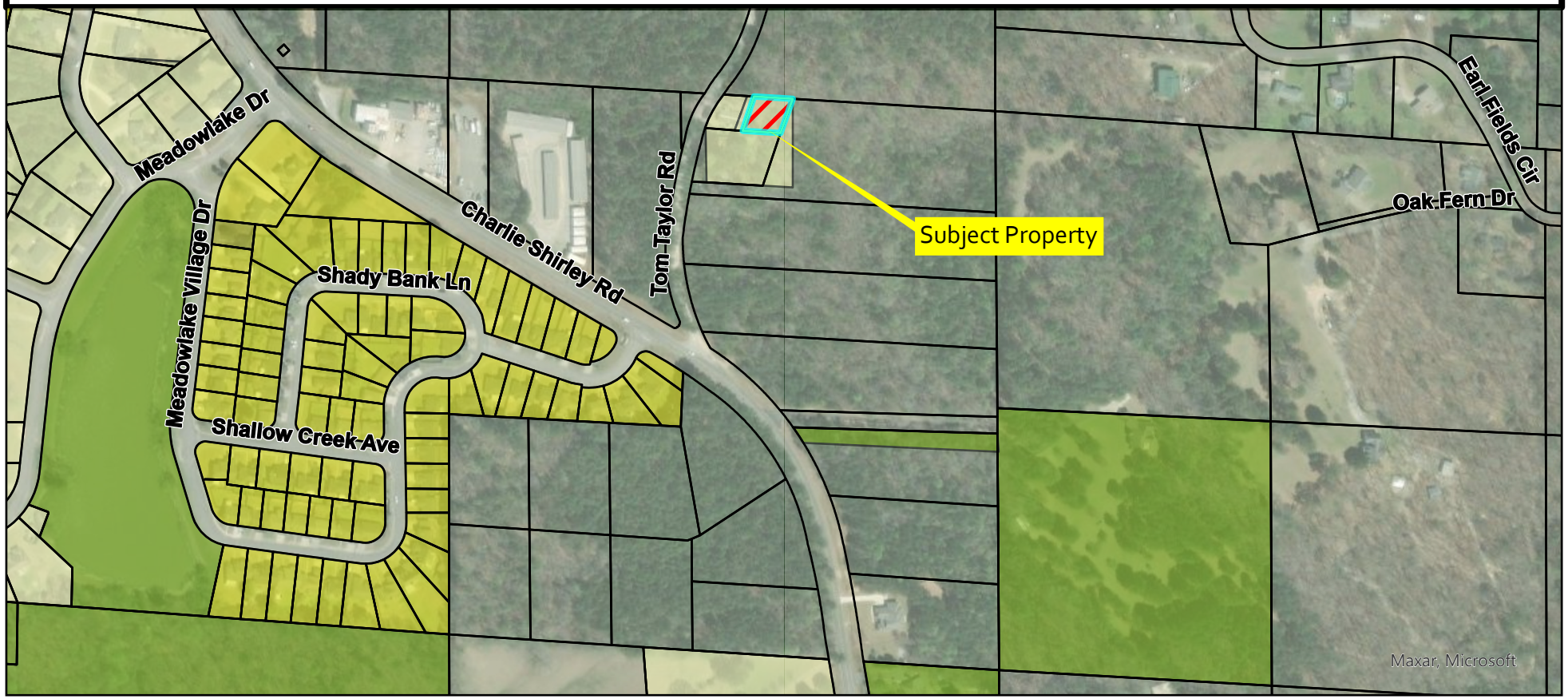
0 387.5 775 1,550 Feet



City of Northport

Planning and Zoning Commission – July 18, 2023

Staff Report

Case: A-04-23

Applicant: Thompson Family Limited

Location: North of Owen Parkway and east of Highway 43

Request: Annexation

Thompson Family Limited requests annexation of approximately 30.1 acres located north of Owen Parkway and east of Highway 43. The requested zoning designation is RS-4. The property meets the requirements for annexation and zoning designation. The adjoining property to the east is zoned RS-SD. The property to the north is zoned RS-1 and RS-SD. The properties to the west are zoned RS-4 and C-3. The property to the south is zoned C-3.

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

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: WDT _____

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: WDT _____

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: WDT _____

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: WDT _____

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 8 day of JUNE, 2023.

Names and Signatures of **ALL** property owners:

Signature: William David Thompson
Print Name: WILLIAM DAVID THOMPSON

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

ADRIANNA WILLIAMS NOTARY PUBLIC Exp. September 21, 2026 GREENWOOD, SC

Adrianna L Williams

Map or Survey Attached? X Legal Description Attached? X

Recorded Subdivision Plat Attached? X 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

PETITION FOR ANNEXATION

Submission Deadline: 12 Noon _____ **Hearing Date:** _____

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

Longleaf Engineering, LLC	**--OFFICIAL USE ONLY--**
APPLICANT'S NAME	
432 65th Street, Suite A	CITY ADDRESS ASSIGNMENT
Tuscaloosa, AL 35405	ORDINANCE #
ADDRESS	CASE #
205-345-5646	XREF. CASES:
DAYTIME TELEPHONE	
tsims@longleafengineering.com	REQUESTED ZONING (if other than RS-1):
EMAIL	
Magnolia Hills Drive & Oak Way	
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: [X] 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 [X] 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: 0

   [0] Number of houses [0] Number of manufactured homes [0] Other:

   b. Number of persons living on subject property: 0

   c. Of all persons residing on the property, how many are of voting age (18 years or older)? [0]

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

   [0] White [0] Black [0] Hispanic [0] Asian or Pacific Islander [0] American Indian/Eskimo/Aleut [0] Other

   e. Number of children in household : 0 Ages: 0

   f. Proposed Use of Property (if any): New Residential Subdivision

GENERAL DESCRIPTION OF PROPERTY (Include Acreage, Subdivision Name, Lot Number, etc.):
30.1 Acres, Northeast portion of Lot 2 of Northport Station (portion of Lot 2 not located within Northport City Limits)

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

APPLICANT'S SIGNATURE:	DATE: 6/8/2023
PRINT NAME: Tom Sims	

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: _____ Date: _____

(Received Date is considered official date of submission)

Designation of Agent Form

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

I, William David Thompson being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, 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: William David Thompson Date: 6/8/23

Property Owner Mailing Address: 109 Hampton Rd
Greenwood, SC. 29649

Phone Number: 864-554-396

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405

Phone Number: (205) 345-5646

ADRIANN L. WILLIAMS
NOTARY PUBLIC
Exp. September 21, 2028
GREENWOOD, SC

Adrian L. Williams

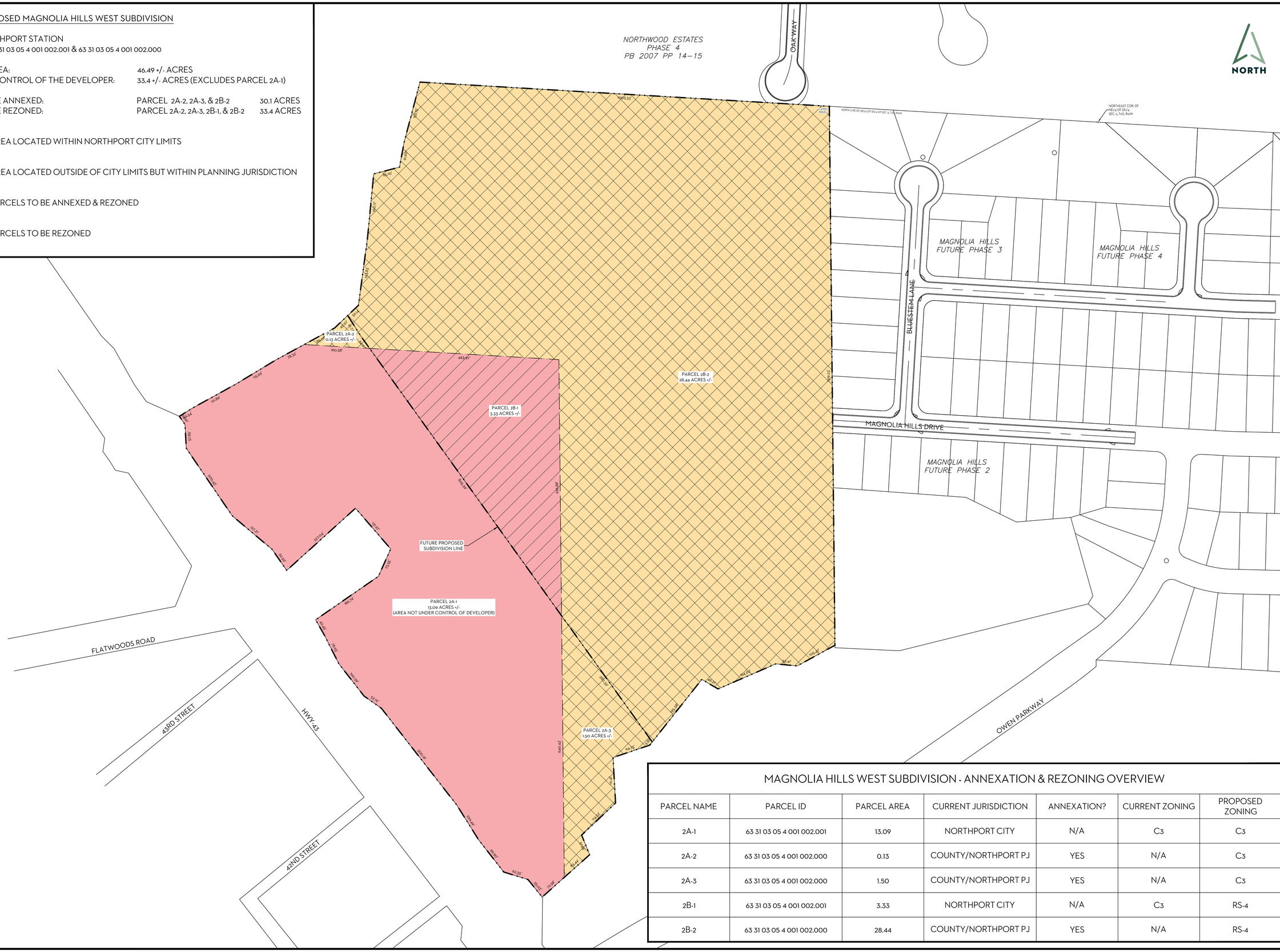
City of Northport Planning & Inspections Department
3500 McFarland Blvd • Northport, AL 35476 • 205-339-7000 • planning@cityofnorthport.org

FUTURE PROPOSED MAGNOLIA HILLS WEST SUBDIVISION

LOT 2 OF NORTHPORT STATION
PARCEL IDS: 63 31 03 05 4 001 002.001 & 63 31 03 05 4 001 002.000

TOTAL SITE AREA:	46.49 +/- ACRES	
AREA UNDER CONTROL OF THE DEVELOPER:	33.4 +/- ACRES (EXCLUDES PARCEL 2A-1)	
PARCELS TO BE ANNEXED:	PARCEL 2A-2, 2A-3, & 2B-2	30.1 ACRES
PARCELS TO BE REZONED:	PARCEL 2A-2, 2A-3, 2B-1, & 2B-2	33.4 ACRES

- AREA LOCATED WITHIN NORTHPORT CITY LIMITS
- AREA LOCATED OUTSIDE OF CITY LIMITS BUT WITHIN PLANNING JURISDICTION
- PARCELS TO BE ANNEXED & REZONED
- PARCELS TO BE REZONED



MAGNOLIA HILLS WEST SUBDIVISION - ANNEXATION & REZONING OVERVIEW

PARCEL NAME	PARCEL ID	PARCEL AREA	CURRENT JURISDICTION	ANNEXATION?	CURRENT ZONING	PROPOSED ZONING
2A-1	63 31 03 05 4 001 002.001	13.09	NORTHPORT CITY	N/A	C3	C3
2A-2	63 31 03 05 4 001 002.000	0.13	COUNTY/NORTHPORT PJ	YES	N/A	C3
2A-3	63 31 03 05 4 001 002.000	1.50	COUNTY/NORTHPORT PJ	YES	N/A	C3
2B-1	63 31 03 05 4 001 002.001	3.33	NORTHPORT CITY	N/A	C3	RS-4
2B-2	63 31 03 05 4 001 002.000	28.44	COUNTY/NORTHPORT PJ	YES	N/A	RS-4

ANNEXATION & REZONING OVERVIEW

MAGNOLIA HILLS WEST
MAGNOLIA HILLS DRIVE & OAK WAY
NORTHPORT, ALABAMA

LONGLEAF ENGINEERING
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

Rev	Date	Description

Drawn By: RAD | Checked By: RTS | Date: 6/8/2023
File: 23-05-031 Magnolia Hills West.dwg

GRAPHIC SCALE
0 100
1" = 100'

SHEET
1 OF 1

1997 37586
Recorded in the Above
DEED Book & Page
11-04-1997 01:38:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

SOURCE OF TITLE: Deed Book 421, Page 322

Send Tax Notice To:

(Name) Thompson Family Limited Partnership of Greenwood
(Address) 109 Hampton Road, Greenwood, SC 29649

Document Prepared By:

(Name) Robert W. Monfore
(Address) P.O. Box 020530, Tuscaloosa, AL 35402

This Document Prepared without Examination of Title

WARRANTY DEED

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

That in consideration of good and valuable considerations and the sum of One Hundred and No/100ths ($100.00) Dollars, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARY JANE SMITH THOMPSON**, a widow, (hereinafter referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD**, an South Carolina Limited Partnership, (herein referred to as GRANTEE) the following described real estate, situated in the County of Tuscaloosa, State of Alabama to-wit:

Exhibit "A" attached hereto.

Together with all and singular whether now existing or later accruing the tenements, hereditament, and appurtenances, thereto or in any wise appertaining and the reversion or 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 GRANTOR, of, in, and to the same and every part or parcel thereof, with appurtenances.

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

And said GRANTOR does for herself, her successors and assigns, covenant with said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of said premises, that she is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set her signature and seal, this 30th day of October, 1997.

ATTEST:

Jennifer McCaskill

Mary Jane Smith Thompson
MARY JANE SMITH THOMPSON

STATE OF SOUTH CAROLINA §
§
COUNTY OF Greenwood §

I, Peter J. MANNING, a Notary Public in and for said County, in said State, hereby certify that **MARY JANE SMITH THOMPSON**, 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 30th day of October, 1997.

Notary Public

My Commission Expires:
November 16 2003

1997 37587
Recorded in the Above
DEED Book & Page
11-04-1997 01:33:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

1997 37588
Recorded in the Above
DEED Book & Page
11-04-1997 01:38:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

LEGAL DESCRIPTION
MARY JANE SMITH THOMPSON

A PARCEL OF PROPERTY LYING IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF COMMENCEMENT START AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE RUN IN A WESTERLY DIRECTION AND ALONG THE NORTH LINE OF SAID QUARTER FOR A DISTANCE OF 659.60' TO AN IRON PIPE, SAID PIPE MARKING THE NORTHEAST MOST CORNER OF THIS PARCEL OF PROPERTY; THENCE CONTINUE IN THIS SAME WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID QUARTER FOR A DISTANCE OF 1339.73' TO AN IRON PIPE, SAID PIPE MARKING THE NORTHEAST CORNER OF THE JOESPH BELL PROPERTY AS RECORDED IN DEEDBOOK 1143, PAGE 345; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 85 DEGREES 36 MINUTES RUN IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY OF THE BELL PROPERTY FOR A DISTANCE OF 670.75' TO THE SOUTHEAST CORNER OF THE BELL PROPERTY; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 274 DEGREES 24 MINUTES RUN IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF THE BELL PROPERTY FOR A DISTANCE OF 536.10' TO THE INTERSECTION OF THE SOUTH BOUNDARY OF THE BELL PROPERTY WITH THE EAST BOUNDARY OF HIGHWAY 43 NORTH, SAID HIGHWAY HAVING AN 80' WIDE RIGHT-OF-WAY AT THIS POINT; THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 52 DEGREES 41 MINUTES RUN IN A SOUTHEASTERLY DIRECTION ALONG THE EAST BOUNDARY OF HIGHWAY 43 FOR A DISTANCE OF 402.24' TO A CONCRETE MONUMENT, SAID MONUMENT BEING PT STA. 96+25.1; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 179 DEGREES 26 MINUTES RUN ALONG THE CURVING EAST BOUNDARY OF HIGHWAY 43 FOR A CHORD DISTANCE OF 378.4', SAID CURVE HAVING A CENTERLINE DELTA OF 3 DEGREES 52 MINUTES AND A CENTERLINE TANGENT 349.5', TO AN IRON PIPE; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 83 DEGREES 11 MINUTES RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST BOUNDARY OF THE CAGLE PROPERTY FOR A DISTANCE OF 308.90' TO A POINT; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 270 DEGREES 48 MINUTES RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH AND EAST BOUNDARY OF THE CAGLE PROPERTY FOR A DISTANCE OF 131.30' TO A POINT; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 245 DEGREES 29 MINUTES RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 73.27' TO A POINT; THENCE WITH AN INTERIOR TO THE RIGHT OF 211 DEGREES RUN IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF THE CAGLE LOT FOR A DISTANCE OF 249.48' TO A POINT ON THE EAST BOUNDARY OF HIGHWAY 43, SAID POINT LYING IN A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTERLINE DELTA OF 3 DEGREES 52 MINUTES AND A CENTERLINE TANGENT OF 349.5'; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 87 DEGREES 06 MINUTES RUN IN A SOUTHEASTERLY DIRECTION ALONG THE CURVING EAST BOUNDARY OF HIGHWAY 43 FOR A CHORD DISTANCE OF 189.93' TO PC STATION 89+25.1; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 179 DEGREES 12 MINUTES RUN IN A SOUTHEASTERLY

DIRECTION ALONG THE EAST BOUNDARY OF HIGHWAY 43 FOR A DISTANCE OF 705.47' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE RUN IN A GENERALLY NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF SAID CREEK FOR A DISTANCE OF 1224' MORE OR LESS TO A POINT WHICH IS THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, TO GET TO THIS POINT FROM THE INTERSECTION OF THE CENTERLINE OF THE CREEK TO THE EAST BOUNDARY OF HIGHWAY 43 FOLLOW A TRAVERSE LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: TURN AN INTERIOR ANGLE TO THE RIGHT OF 86 DEGREES 22 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 86.44' TO A POINT; THENCE DEFLECT RIGHT 22 DEGREES 10 MINUTES RUN 97.92' TO A POINT; THENCE DEFLECT LEFT 51 DEGREES 08 MINUTES RUN NORTHEASTERLY 92.12'; THENCE DEFLECT LEFT 35 DEGREES 25 MINUTES RUN NORTHWESTERLY 50.23' TO A POINT; THENCE DEFLECT RIGHT 74 DEGREES 50 MINUTES RUN NORTHEASTERLY 50.66' TO A POINT; THENCE DEFLECT LEFT 36 DEGREES 48 MINUTES CONTINUE NORTHEASTERLY 79.14' TO A POINT; THENCE DEFLECT LEFT 12 DEGREES 38 MINUTES CONTINUE NORTHERLY 131' TO A POINT; THENCE DEFLECT 66 DEGREES 34 MINUTES RUN NORTHEASTERLY 72.2' TO A POINT; THENCE LEFT 30 DEGREES 03 MINUTES RUN 60.28' TO A POINT; THENCE DEFLECT LEFT 5 DEGREES 03 MINUTES RUN 57.33' TO A POINT; THENCE DEFLECT LEFT 5 DEGREES 03 MINUTES RUN 60.69' TO A POINT; THENCE DEFLECT RIGHT 61 DEGREES 34 MINUTES RUN 61.88' TO A POINT; THENCE DEFLECT LEFT 10 DEGREES 54 MINUTES RUN 59.54' TO A POINT; THENCE DEFLECT LEFT 26 DEGREES 29 MINUTES RUN 93.94' TO A POINT; THENCE DEFLECT RIGHT 31 DEGREES 47 MINUTES RUN 47.83' TO A POINT; THENCE DEFLECT LEFT 28 DEGREES 24 MINUTES RUN 98.61' TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WITH AN INTERIOR ANGLE OF 114 DEGREES 52 MINUTES RIGHT RUN IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1325.38' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 54.1 ACRES MORE OR LESS, SAID PARCEL OF PROPERTY IS ALSO SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, CONVEYANCES HERETOFORE GIVEN FOR THIS PARCEL OF PROPERTY.

1997 37589
Recorded in the Above
DEED Book & Page
11-04-1997 01:33:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

Book/Pg: 1997/37586
Term/Cashier: SCAN2 / dawn
Tran:498.29643.42078 11-04-1997 13:39:42

DFE Deed Tax	800.00
REC Recording Fee	11.00
SOT Source of Title	1.00
PJF Probate Judge Fee	2.00

ENTIRE SUBDIVISION

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 1220.54 feet to a point in the center of an existing creek; thence run the following chord bearing and distances along the centerline meanderings of said creek; N 38°21'18" E, 194.63 feet; S 59°37'42" E, 46.21; N 66°31'18" E, 154.02; S 84°22'42" E, 52.41 feet; N 61°19'18" E, 105.47 feet to an iron pipe; thence run N 0°35'42" W for 1319.23 feet to the Point of Beginning. Said described property contains 31.76 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

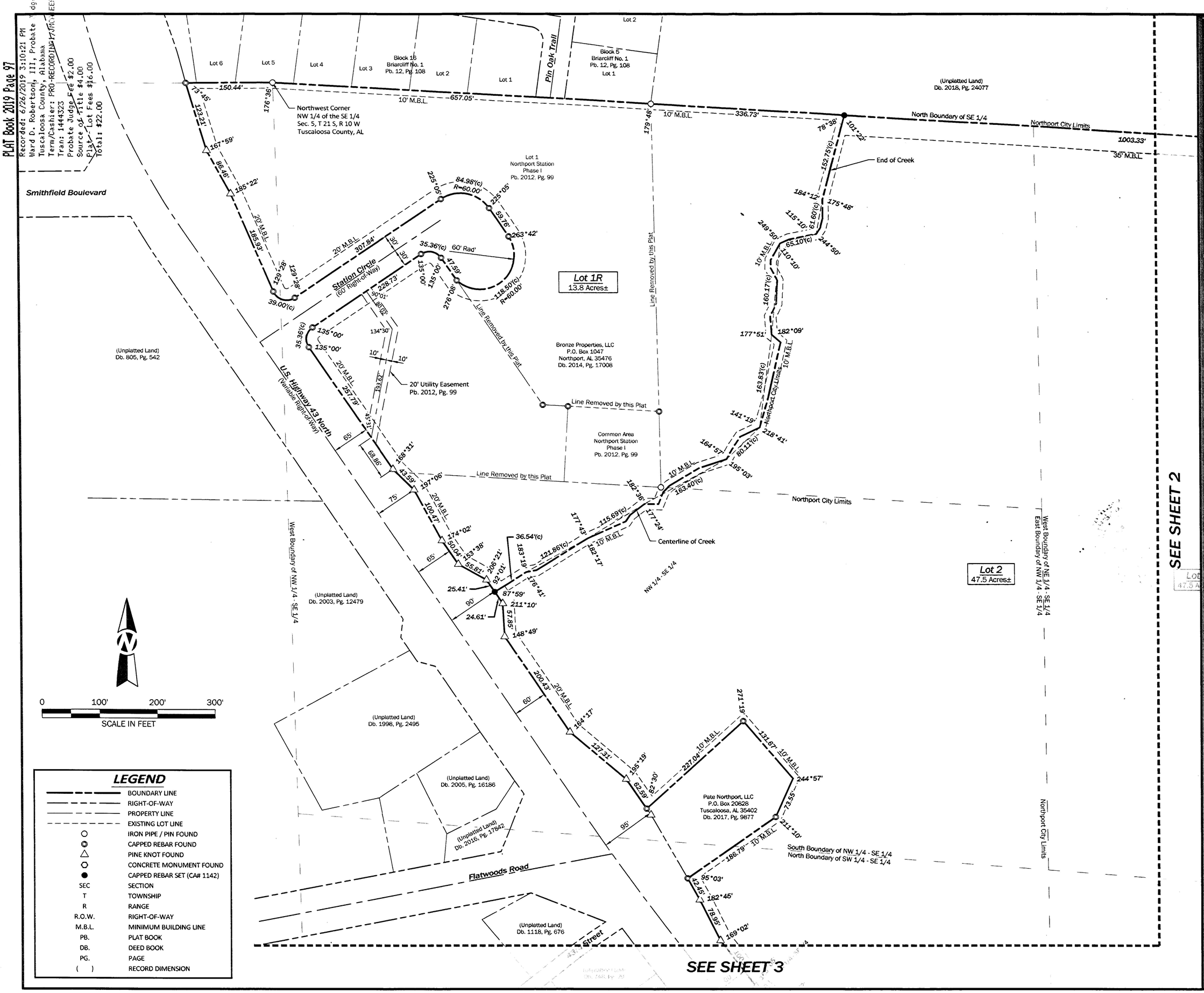
SUBDIVISION PORTION IN THE COUNTY

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 34.99 feet; thence run S 86°36'40" E for 463.94 feet; thence run S 0°35'42" E for 626.01 feet; thence run S 35°42'24" E for 380.89 feet to a point in the center of an existing creek; thence run the following chord bearing and distances along the centerline meanderings of said creek; N 38°21'18" E, 194.63 feet; S 59°37'42" E, 46.21; N 66°31'18" E, 154.02; S 84°22'42" E, 52.41 feet; N 61°19'18" E, 105.47 feet to an iron pipe; thence run N 0°35'42" W for 1319.23 feet to the Point of Beginning. Said described property contains 28.43 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

SUBDIVISION PORTION IN NORTHPORT (TRIANGLE PIECE)

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 34.99 feet to the Point of Beginning; thence run S 86°36'40" E for 463.94 feet; thence run S 0°35'42" E for 626.01 feet; thence run N 35°42'24" W for 804.67 feet to the Point of Beginning. Said described property contains 3.33 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

PLAT Book 2019 Page 97
Recorded: 6/26/2019 3:10:21 PM
Ward D. Robertson, III, Probate
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING/JRL
Tran: 1444323
Probate Judge Fee $2.00
Source of Title $4.00
Plat - Lot Fees $16.00
Total: $22.00



LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	PROPERTY LINE
	EXISTING LOT LINE
○	IRON PIPE / PIN FOUND
◎	CAPPED REBAR FOUND
△	PINE KNOT FOUND
⬡	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET (CA# 1142)
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

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

RESURVEY OF NORTHPORT STATION PHASE 1 & UNPLATTED LAND

Part of the Southeast 1/4 of Section 5, Township 21 S, Range 10 W
Tuscaloosa County, Alabama

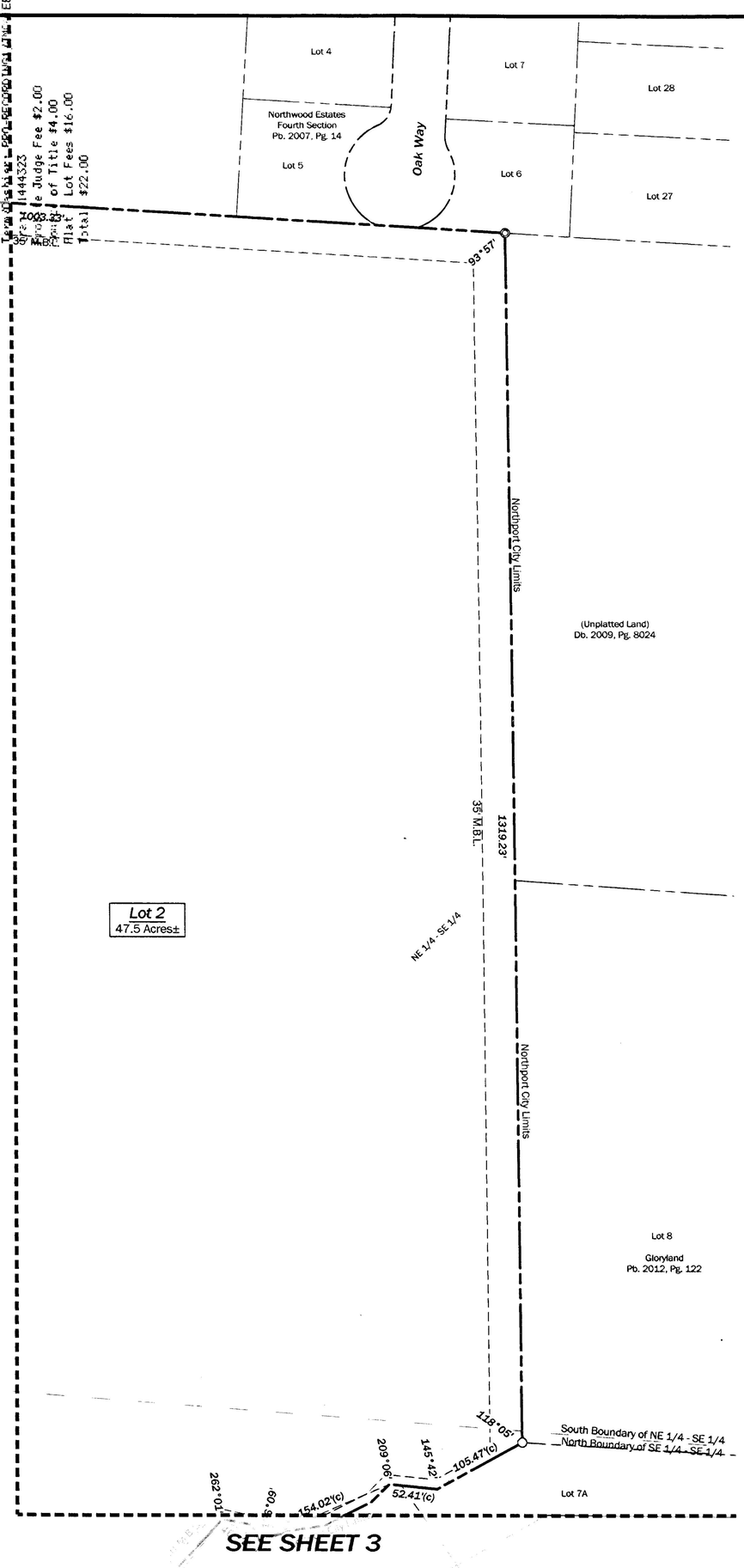
Sheet Title
Final Subdivision Plat

No.	Date	Revision Description
1	06/24/19	Rev per City Staff Comments

Drawn By: E M H
Checked By: S G F
Date Drawn: 06/16/19
Date Surveyed: 04/2019
Scale: 1" = 100'
Proj. No.: 190100685.00
File Name: 190100685.Final Plat.dwg

Sheet No.
1 of 3

PLAT Book 2019 Page 98
Recorded: 6/26/2019 3:10:21 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term Number: 1444323
Recording Fee $2.00
Judge Fee $2.00
Certificate of Title $4.00
Plat Fees $16.00
Total $22.00



STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Steven G. Faulkner, a Registered Professional Land Surveyor of the firm of TTL, Inc., Tuscaloosa, Alabama, hereby certify that we have surveyed the property as shown on this plat, and designated as RESURVEY OF NORTHPORT STATION PHASE I AND UNPLATTED LAND, being a resurvey of all of Northport Station Phase I, as recorded in the Probate Office of Tuscaloosa County, Alabama in plat book 2012, at page 99, and unplatted land, being located in the Southeast Quarter of Section 5, Township 21 South, Range 10 West, Tuscaloosa County, Alabama; that said plat is a true and correct plat of survey and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this the 24th day of June, 2019.

ALABAMA REGISTERED No. 24329 PROFESSIONAL LAND SURVEYOR STEVEN G. FAULKNER

Steven G. Faulkner, P.L.S.
Alabama Reg. No. 24329

The undersigned, THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD and BRONZE PROPERTIES, LLC, owners of said property, hereby accept and adopt said survey and plat.

WITNESS our hands and seals of THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD, an organization, executing this certification by and through John S. Thompson, as General Partner, and William David Thompson, as General Partner; and BRONZE PROPERTEIS, LLC, an organization, executing this certification by and through Harry A. Hunt, Jr., as Managing Member, and Bridget S. Hunt, as Managing Member; who are duly authorized hereunto on

this the 24th day of June, 2019.

THOMPSON FAMILY LIMITED
PARTNERSHIP OF GREENWOOD
Owner, Lot 2

John S. Thompson, General Partner

William David Thompson, General Partner

BRONZE PROPERTIES, LLC
Owner, Lot 1

Harry A. Hunt, Jr., Managing Member

Bridget S. Hunt, Managing Member

STATE OF)
COUNTY OF)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that John S. Thompson, whose name as General Partner of THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June, 2019.

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that Harry A. Hunt, Jr., whose name as Managing Member of BRONZE PROPERTIES, LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF)
COUNTY OF)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that William David Thompson, whose name as General Partner of THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June, 2019.

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I Carolyn S. Duncan, a Notary Public in and for said County in said State, hereby certify that Bridget S. Hunt, whose name as Managing Member of BRONZE PROPERTIES, LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

GIVEN under my hand this the 26th day of June, 2019.

MY COMMISSION EXPIRES:
6/7/2022

Carolyn S. Duncan
Notary Public

CAROLYN S. DUNCAN NOTARY PUBLIC ALABAMA STATE AT LARGE

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	PROPERTY LINE
	EXISTING LOT LINE
○	IRON PIPE / PIN FOUND
◉	CAPPED REBAR FOUND
△	PINE KNOT FOUND
○	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET (CA# 1142)
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

N

0 100' 200' 300'
SCALE IN FEET

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

RESURVEY OF NORTHPORT STATION PHASE 1 & UNPLATTED LAND

Part of the Southeast 1/4 of Section 5, Township 21 S, Range 10 W
Tuscaloosa County, Alabama

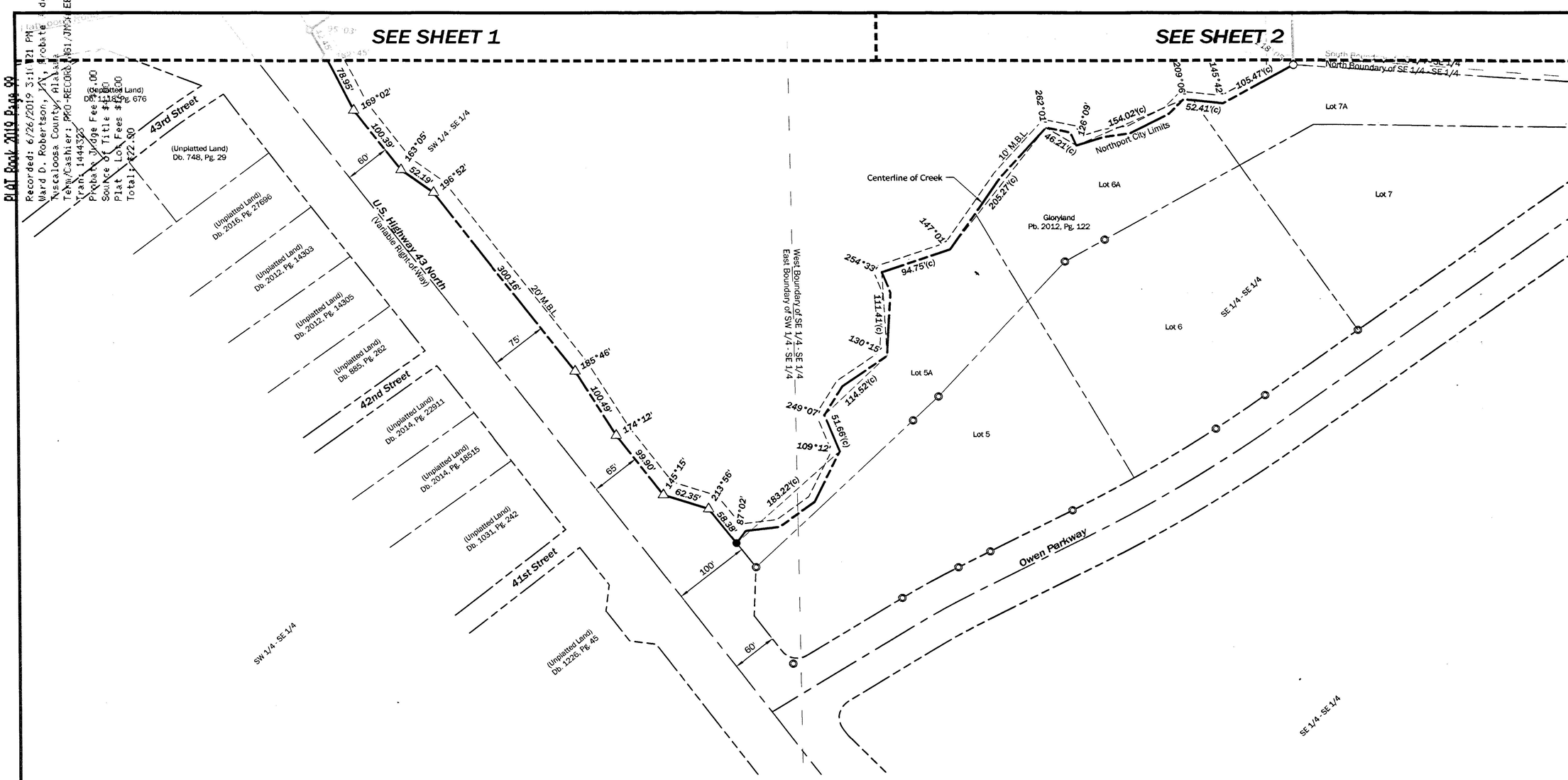
Sheet Title
Final Subdivision Plat

No.	Date	Revision Description
1	06/24/19	Rev per City Staff Comments

Drawn By: E M H
Checked By: S G F
Date Drawn: 06/16/19
Date Surveyed: 04/2019
Scale: 1" = 100'
Proj. No.: 190100685.00
File Name: 1900685.Final Plat.dwg

Sheet No.
2 of 3

PLAT Book 2019 Page 99
Recorded: 6/26/2019 3:11:21 PM
Ward D. Robertson, JR., Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORD/N1/JMS
Trans: 1444323
Probate Judge Fee $10.00
Source Of Title $10.00
Plat Lot Fees $10.00
Total: $22.00



This plat approved by the City of Northport Planning and Zoning Commission on this the 25th day of June, 2019.

BY: _____
Secretary of the Northport Planning Commission

This plat approved by the Tuscaloosa County Health Department on this the 26th day of June, 2019.

BY: _____
Environmental Supervisor

This plat approved by the Northport City Engineer on this the 25th day of June, 2019.

BY: _____
City Engineer

This plat approved by the Tuscaloosa County Engineering Department on this the 26th day of June, 2019.

BY: Scott Anderson
County Engineer

NOTES:

1. All distances for a curve are to their respective chords. All angles are measured to the chord of an arc. All bearings are to Grid North as established by global positioning.
2. All radii at intersections are 25' unless otherwise noted.
3. All known easements and right-of-ways have been reflected on this plat; however, this survey and drawing was completed without the benefit of a title search or opinion.
4. No improvements are shown on this plat.
5. Each lot in this development has a mathematical closure of not less than 1:5000.
6. Total acreage of platted lots is +/- 61.3 acres.
7. The West portion of Lot 1R and Southwest portion of Lot 2, as shown, is located within the corporate limits of the City of Northport, and is zoned C-3, General Commercial. The East portion of Lot 1R is located within the corporate limits of the City of Northport, and is zoned AG, Agricultural. Northeast portion of Lot 2 is not in the corporate limits of the City of Northport, but in the Northport Planning Jurisdiction. Allowable use of incorporated areas is restricted to those specific uses outlined for the current zoning in the Zoning Ordinance.
8. Setbacks are as follows: Front-20', Rear-35', Side-10'
9. All easements shown on this plat are for public utilities, sanitary sewers, storm sewers, and storm ditches and may be used for such purposes to serve property both within and without this subdivision. No permanent structure or other obstruction shall be located within the limits of a dedicated easement.
10. Each lot shall meet the landscaping requirements of Section 406 of the subdivision regulations of the City of Northport.
11. No part of this property lies in a special flood hazard area, from information taken from FEMA Insurance Rate Map, Panel No. 01125C0338 G, dated January 16, 2014.
12. The preliminary plat for this subdivision was approved by the Northport Planning and Zoning Commission on May 29, 2018.
13. Sources of Title: Db. 1997, Pg. 37586
    Db. 2014, Pg. 17008
    Db. 2017, Pg. 585
    Db. 2018, Pg. 21558

0 100' 200' 300'
SCALE IN FEET

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	PROPERTY LINE
	EXISTING LOT LINE
○	IRON PIPE / PIN FOUND
◎	CAPPED REBAR FOUND
△	PINE KNOT FOUND
○	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET (CA# 1142)
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R.O.W.	RIGHT-OF-WAY
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TTL
2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

RESURVEY OF NORTHPORT STATION PHASE 1 & UNPLATTED LAND

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Tuscaloosa County, Alabama

Sheet Title
Final Subdivision Plat

No.	Date	Revision Description
1	06/24/19	Rev per City Staff Comments

Drawn By: E M H
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Checked By: S G F
Date Surveyed: 04/2019
Proj. No.: 190100685.00

Sheet No.
3 of 3

City of Northport Planning & Zoning Commission

Annexation / Rezoning

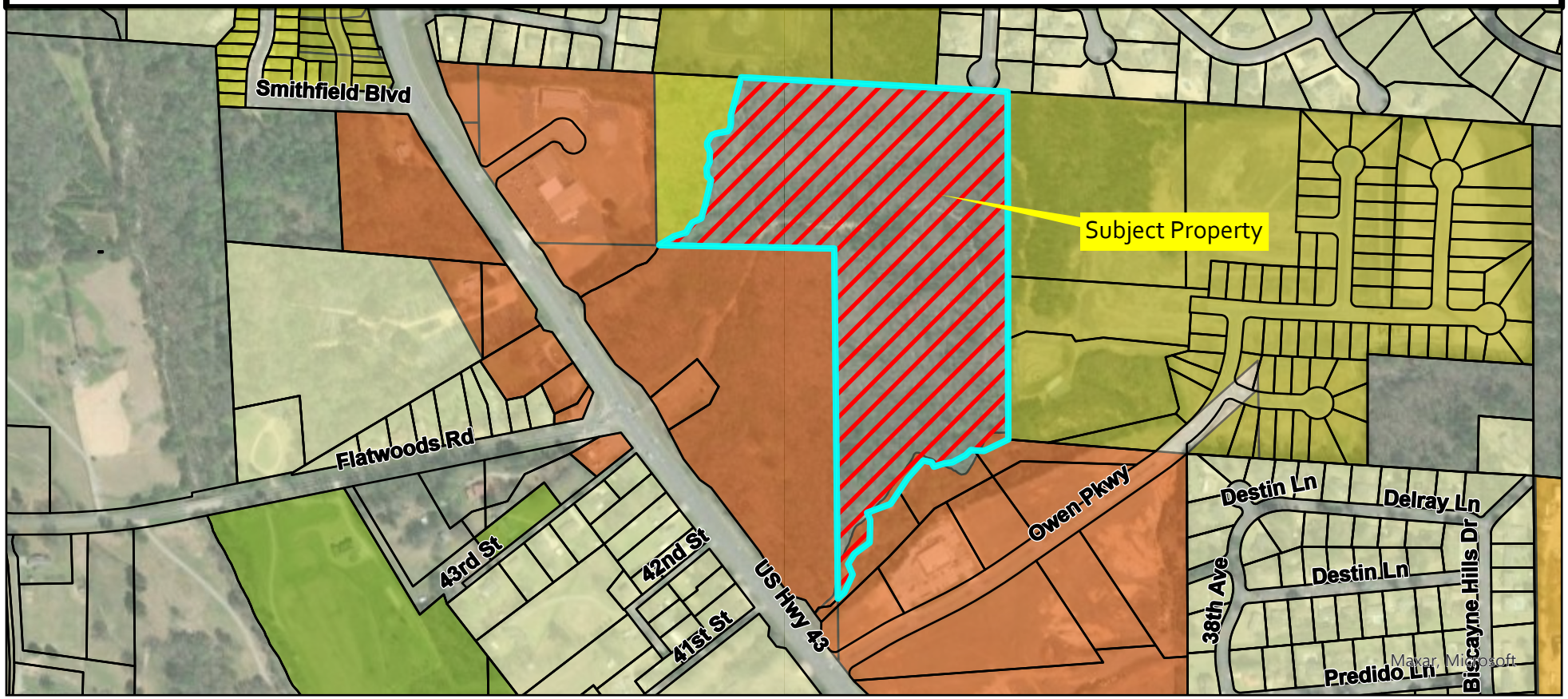
Zoning

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

N
W E
S

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.



City of Northport

Planning and Zoning Commission – July 18, 2023

Staff Report

Case: R-09-23

Applicant: Thompson Family Limited

Location: North of Owen Parkway and east of Highway 43

Request: Rezoning

Thompson Family Limited requests rezoning of approximately 3.33 acres located north of Owen Parkway and east of Highway 43. The property is currently zoned C-3 General Commercial. The requested zoning designation is RS-4. The property meets the requirements for rezoning. The adjoining property to the south is zoned C-3. The adjoining property to the north and east is currently unincorporated but is requesting annexation with a zoning designation of RS-4.

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

Longleaf Engineering, LLC
APPLICANT NAME
432 65th Street, Suite A
Tuscaloosa, AL 35405
ADDRESS
205-345-5646
DAYTIME TELEPHONE
N/A
FAX NUMBER
tsims@longleafengineering.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: Thompson Family Limited

General Location or Address of Subject Property: West of Magnolia Hills Subdivision & South of Northwood Estates

Current Use: Undeveloped

Prior Action(s) on Subject Property: Resurveyed as Lot 2 of Northport Station

Describe briefly the proposed use and character of any proposed development: New Residential Subdivision

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

☒ Subdivision ☒ Site Plan ☐ Conditional Use ☐ Variance

☐ Other _____

Member of Planning Department reviewing this application: _____

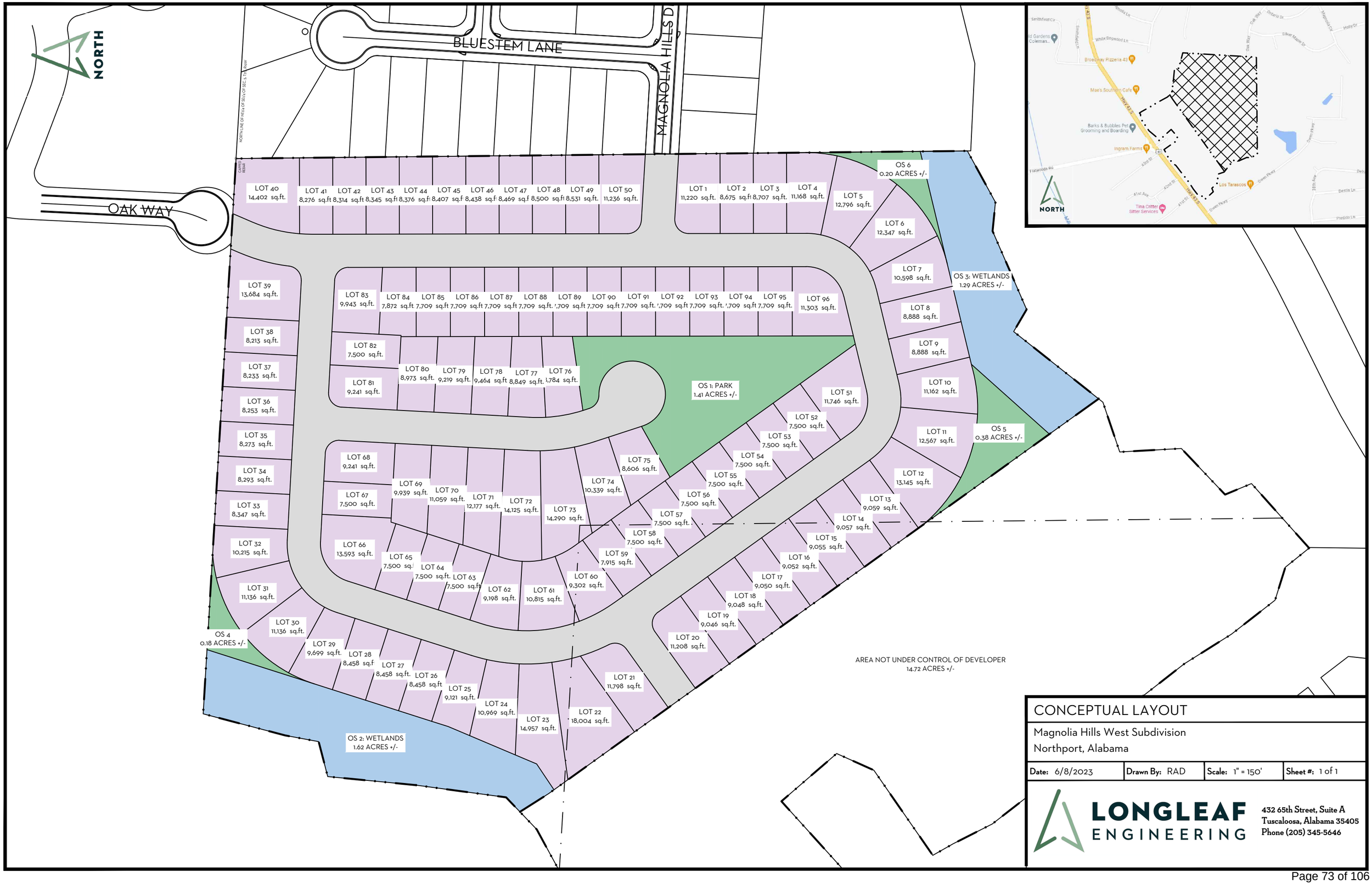
Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

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

APPLICANT'S SIGNATURE:	DATE: 6/8/2023
PRINT NAME: Tom Sims	

Received: _____ Date: _____

RZ
Revised 08/12



CONCEPTUAL LAYOUT

Magnolia Hills West Subdivision
Northport, Alabama

Date: 6/8/2023	Drawn By: RAD	Scale: 1" = 150'	Sheet #: 1 of 1

LONGLEAF ENGINEERING
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 345-5646

Designation of Agent Form

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

I, William David Thompson being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, 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: William David Thompson Date: 6/8/23

Property Owner Mailing Address: 109 Hampton Rd
Greenwood, SC. 29649

Phone Number: 864-554-396

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405

Phone Number: (205) 345-5646

ADRIANN L. WILLIAMS
NOTARY PUBLIC
Exp. September 21, 2028
GREENWOOD, SC

Adrian L. Williams

City of Northport Planning & Inspections Department
3500 McFarland Blvd • Northport, AL 35476 • 205-339-7000 • planning@cityofnorthport.org

1997 37586
Recorded in the Above
DEED Book & Page
11-04-1997 01:38:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

SOURCE OF TITLE: Deed Book 421, Page 322

Send Tax Notice To:

(Name) Thompson Family Limited Partnership of Greenwood
(Address) 109 Hampton Road, Greenwood, SC 29649

Document Prepared By:

(Name) Robert W. Monfore
(Address) P.O. Box 020530, Tuscaloosa, AL 35402

This Document Prepared without Examination of Title

WARRANTY DEED

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

That in consideration of good and valuable considerations and the sum of One Hundred and No/100ths ($100.00) Dollars, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARY JANE SMITH THOMPSON**, a widow, (hereinafter referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **THOMPSON FAMILY LIMITED PARTNERSHIP OF GREENWOOD**, an South Carolina Limited Partnership, (herein referred to as GRANTEE) the following described real estate, situated in the County of Tuscaloosa, State of Alabama to-wit:

Exhibit "A" attached hereto.

Together with all and singular whether now existing or later accruing the tenements, hereditament, and appurtenances, thereto or in any wise appertaining and the reversion or 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 GRANTOR, of, in, and to the same and every part or parcel thereof, with appurtenances.

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

And said GRANTOR does for herself, her successors and assigns, covenant with said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of said premises, that she is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set her signature and seal, this 30th day of October, 1997.

ATTEST:

Jennifer McCaskill

Mary Jane Smith Thompson
MARY JANE SMITH THOMPSON

STATE OF SOUTH CAROLINA §
§
COUNTY OF Greenwood §

I, Peter J. MANNING, a Notary Public in and for said County, in said State, hereby certify that **MARY JANE SMITH THOMPSON**, 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 30th day of October, 1997.

Notary Public

My Commission Expires:
November 16 2003

1997 37587
Recorded in the Above
DEED Book & Page
11-04-1997 01:38:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

1997 37588
Recorded in the Above
DEED Book & Page
11-04-1997 01:38:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

LEGAL DESCRIPTION
MARY JANE SMITH THOMPSON

A PARCEL OF PROPERTY LYING IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF COMMENCEMENT START AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE RUN IN A WESTERLY DIRECTION AND ALONG THE NORTH LINE OF SAID QUARTER FOR A DISTANCE OF 659.60' TO AN IRON PIPE, SAID PIPE MARKING THE NORTHEAST MOST CORNER OF THIS PARCEL OF PROPERTY; THENCE CONTINUE IN THIS SAME WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID QUARTER FOR A DISTANCE OF 1339.73' TO AN IRON PIPE, SAID PIPE MARKING THE NORTHEAST CORNER OF THE JOESPH BELL PROPERTY AS RECORDED IN DEEDBOOK 1143, PAGE 345; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 85 DEGREES 36 MINUTES RUN IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY OF THE BELL PROPERTY FOR A DISTANCE OF 670.75' TO THE SOUTHEAST CORNER OF THE BELL PROPERTY; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 274 DEGREES 24 MINUTES RUN IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF THE BELL PROPERTY FOR A DISTANCE OF 536.10' TO THE INTERSECTION OF THE SOUTH BOUNDARY OF THE BELL PROPERTY WITH THE EAST BOUNDARY OF HIGHWAY 43 NORTH, SAID HIGHWAY HAVING AN 80' WIDE RIGHT-OF-WAY AT THIS POINT; THENCE WITH AN INTERIOR ANGLE TO THE LEFT OF 52 DEGREES 41 MINUTES RUN IN A SOUTHEASTERLY DIRECTION ALONG THE EAST BOUNDARY OF HIGHWAY 43 FOR A DISTANCE OF 402.24' TO A CONCRETE MONUMENT, SAID MONUMENT BEING PT STA. 96+25.1; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 179 DEGREES 26 MINUTES RUN ALONG THE CURVING EAST BOUNDARY OF HIGHWAY 43 FOR A CHORD DISTANCE OF 378.4', SAID CURVE HAVING A CENTERLINE DELTA OF 3 DEGREES 52 MINUTES AND A CENTERLINE TANGENT 349.5', TO AN IRON PIPE; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 83 DEGREES 11 MINUTES RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST BOUNDARY OF THE CAGLE PROPERTY FOR A DISTANCE OF 308.90' TO A POINT; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 270 DEGREES 48 MINUTES RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH AND EAST BOUNDARY OF THE CAGLE PROPERTY FOR A DISTANCE OF 131.30' TO A POINT; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 245 DEGREES 29 MINUTES RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 73.27' TO A POINT; THENCE WITH AN INTERIOR TO THE RIGHT OF 211 DEGREES RUN IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF THE CAGLE LOT FOR A DISTANCE OF 249.48' TO A POINT ON THE EAST BOUNDARY OF HIGHWAY 43, SAID POINT LYING IN A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTERLINE DELTA OF 3 DEGREES 52 MINUTES AND A CENTERLINE TANGENT OF 349.5'; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 87 DEGREES 06 MINUTES RUN IN A SOUTHEASTERLY DIRECTION ALONG THE CURVING EAST BOUNDARY OF HIGHWAY 43 FOR A CHORD DISTANCE OF 189.93' TO PC STATION 89+25.1; THENCE WITH AN INTERIOR ANGLE TO THE RIGHT OF 179 DEGREES 12 MINUTES RUN IN A SOUTHEASTERLY

DIRECTION ALONG THE EAST BOUNDARY OF HIGHWAY 43 FOR A DISTANCE OF 705.47' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE RUN IN A GENERALLY NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF SAID CREEK FOR A DISTANCE OF 1224' MORE OR LESS TO A POINT WHICH IS THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, TO GET TO THIS POINT FROM THE INTERSECTION OF THE CENTERLINE OF THE CREEK TO THE EAST BOUNDARY OF HIGHWAY 43 FOLLOW A TRAVERSE LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: TURN AN INTERIOR ANGLE TO THE RIGHT OF 86 DEGREES 22 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 86.44' TO A POINT; THENCE DEFLECT RIGHT 22 DEGREES 10 MINUTES RUN 97.92' TO A POINT; THENCE DEFLECT LEFT 51 DEGREES 08 MINUTES RUN NORTHEASTERLY 92.12'; THENCE DEFLECT LEFT 35 DEGREES 25 MINUTES RUN NORTHWESTERLY 50.23' TO A POINT; THENCE DEFLECT RIGHT 74 DEGREES 50 MINUTES RUN NORTHEASTERLY 50.66' TO A POINT; THENCE DEFLECT LEFT 36 DEGREES 48 MINUTES CONTINUE NORTHEASTERLY 79.14' TO A POINT; THENCE DEFLECT LEFT 12 DEGREES 38 MINUTES CONTINUE NORTHERLY 131' TO A POINT; THENCE DEFLECT 66 DEGREES 34 MINUTES RUN NORTHEASTERLY 72.2' TO A POINT; THENCE LEFT 30 DEGREES 03 MINUTES RUN 60.28' TO A POINT; THENCE DEFLECT LEFT 5 DEGREES 03 MINUTES RUN 57.33' TO A POINT; THENCE DEFLECT LEFT 5 DEGREES 03 MINUTES RUN 60.69' TO A POINT; THENCE DEFLECT RIGHT 61 DEGREES 34 MINUTES RUN 61.88' TO A POINT; THENCE DEFLECT LEFT 10 DEGREES 54 MINUTES RUN 59.54' TO A POINT; THENCE DEFLECT LEFT 26 DEGREES 29 MINUTES RUN 93.94' TO A POINT; THENCE DEFLECT RIGHT 31 DEGREES 47 MINUTES RUN 47.83' TO A POINT; THENCE DEFLECT LEFT 28 DEGREES 24 MINUTES RUN 98.61' TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WITH AN INTERIOR ANGLE OF 114 DEGREES 52 MINUTES RIGHT RUN IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1325.38' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 54.1 ACRES MORE OR LESS, SAID PARCEL OF PROPERTY IS ALSO SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, CONVEYANCES HERETOFORE GIVEN FOR THIS PARCEL OF PROPERTY.

1997 37589
Recorded in the Above
DEED Book & Page
11-04-1997 01:33:24 PM
Source Of Title: 421 / 322
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

Book/Pg: 1997/37586
Term/Cashier: SCAN2 / dawn
Tran:498.29643.42078 11-04-1997 13:39:42

DFE Deed Tax	800.00
REC Recording Fee	11.00
SOT Source of Title	1.00
PJF Probate Judge Fee	2.00

ENTIRE SUBDIVISION

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 1220.54 feet to a point in the center of an existing creek; thence run the following chord bearing and distances along the centerline meanderings of said creek; N 38°21'18" E, 194.63 feet; S 59°37'42" E, 46.21; N 66°31'18" E, 154.02; S 84°22'42" E, 52.41 feet; N 61°19'18" E, 105.47 feet to an iron pipe; thence run N 0°35'42" W for 1319.23 feet to the Point of Beginning. Said described property contains 31.76 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

SUBDIVISION PORTION IN THE COUNTY

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 34.99 feet; thence run S 86°36'40" E for 463.94 feet; thence run S 0°35'42" E for 626.01 feet; thence run S 35°42'24" E for 380.89 feet to a point in the center of an existing creek; thence run the following chord bearing and distances along the centerline meanderings of said creek; N 38°21'18" E, 194.63 feet; S 59°37'42" E, 46.21; N 66°31'18" E, 154.02; S 84°22'42" E, 52.41 feet; N 61°19'18" E, 105.47 feet to an iron pipe; thence run N 0°35'42" W for 1319.23 feet to the Point of Beginning. Said described property contains 28.43 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

SUBDIVISION PORTION IN NORTHPORT (TRIANGLE PIECE)

Commencing at concrete monument at the northeast corner of the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama; thence run N 86°35'40" W for 657.66 feet along the north line of said SE1/4 to a capped rebar and the Point of Beginning; thence continue N 86°36'40" W for 1003.33 feet to a capped rebar; thence run the following chord bearing and distances along the centerline meanderings of an existing creek; S 14°45'20" W, 152.75 feet; S 10°33'20" W, 61.60 feet; S 75°23'20" W, 65.10 feet; S 5°33'20" W, 160.17 feet; S 7°42'20" W, 163.83 feet; S 46°23'20" W, 36.14 feet; thence leaving said creek, run S 32°28'49" E for 61.73 feet; thence run S 35°42'24" E for 34.99 feet to the Point of Beginning; thence run S 86°36'40" E for 463.94 feet; thence run S 0°35'42" E for 626.01 feet; thence run N 35°42'24" W for 804.67 feet to the Point of Beginning. Said described property contains 3.33 acres, more or less, and lies in the SE1/4 of Section 5, T21S, R10W, Tuscaloosa County, Alabama.

City of Northport Planning & Zoning Commission

Annexation / Rezoning

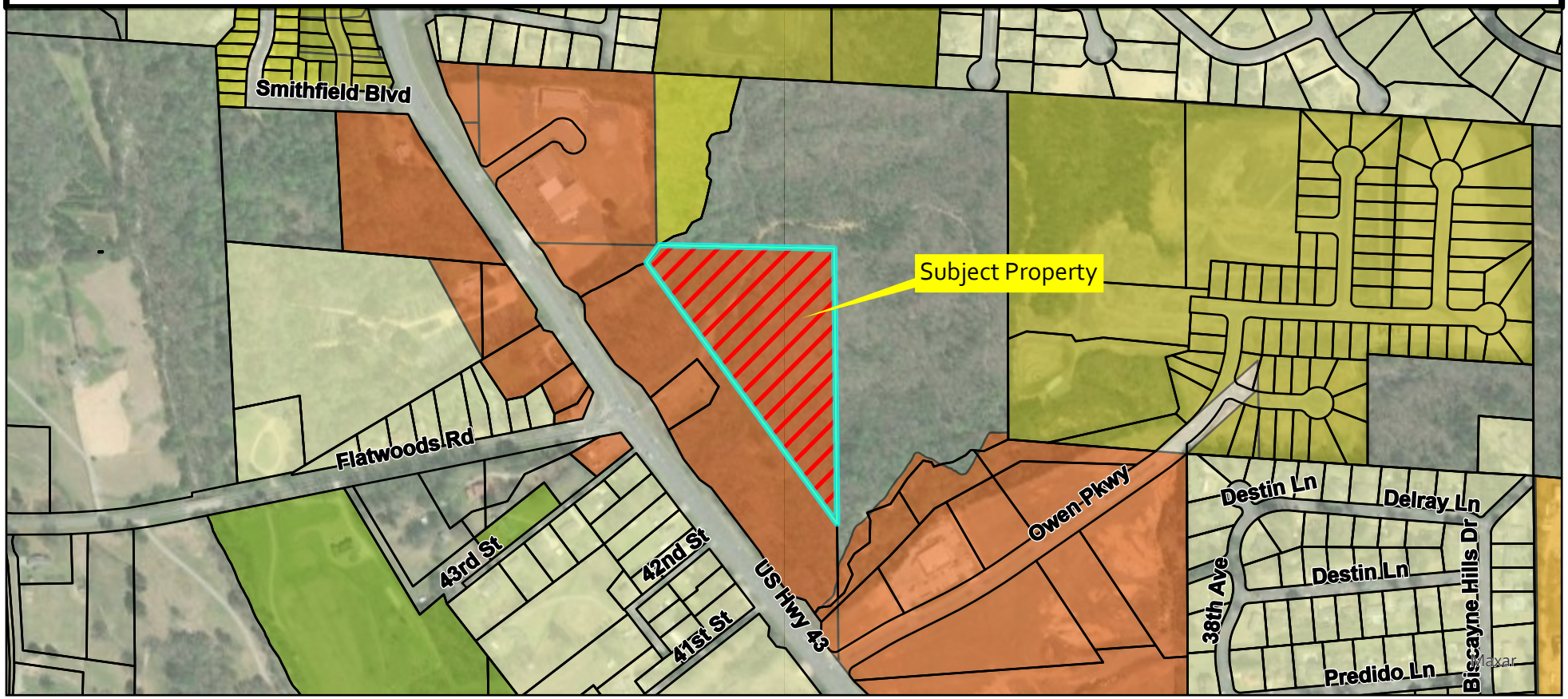
Zoning

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

0 500 1,000 2,000 Feet

N W E S

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



City of Northport

Planning and Zoning Commission – July 18, 2023

Planning Staff Report

Case: S-12-23PP

Applicant: TBG Canetuck

Request: Preliminary Plat

TBE Canetuck requests preliminary plat approval for Clearlake Street Subdivision located south of Clearlake Street and east of Northwood Lake Drive East. The plat will combine two lots into one lot. The total acreage is 1.35 acres. The following waivers are requested:

Dedication of additional ROW
Half-street improvements
Sidewalks

Due to maintenance concerns near the Twin Lakes dam, City staff supports the waiver request for the dedication of additional ROW.

The petitioner is requesting a waiver from the half-street improvements requirements. There are no other half-street improvements in the near vicinity of this property.

The petitioner is requesting a waiver from the construction of sidewalks. Since this is a residential subdivision, the Commission has the option to require the installation of the sidewalks or the option to require payment into the Sidewalk Trust Fund.

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

New Submission [X]
Re-Submission [ ]
Date of first submission: 6 / 13 / 2023

City of Northport
Preliminary Plat Application and Checklist

Name of Subdivision: Clearlake Street Subdivision

Name of Applicant: Mike Hicks Phone: 205-333-0003

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

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

Additional Required Items for Submission:

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

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

Applicant Signature: [signature] **Date:** 06 / 13 / 2023

New Submission ☒
Re-Submission ☐
Date of first submission: 06 / 13 / 2023

City of Northport
Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____ / ____ / ____
Deadline: ____ / ____ / ____
Application Submitted: ____ / ____ / ____

Name of Subdivision: Clearlake Street Subdivision

Name of Applicant: Mike Hicks Phone: 205-333-0003

Name of Owner: TBG Canetuck, LLC Phone: 205-342-3940

Address: 1307 25th Avenue tuscaloosa 35401

Engineer: n/a Phone: ____

Address: ____ Email: ____

Surveyor: Herndon, Hicks and Associates, Inc. Phone: 205-333-0003

Address: 2728 Lurleen Wallace Blvd. Northport, AL 35476 Email: mike@hhasurveyors.com

In City Limits? Yes ☒ No ☐ Current Zoning: RS-1 Proposed Zoning: ____ Total Acreage: 1.35 Total Lots: 1

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 06 / 12 / 2023 *Required, unless expressly waived by Planning Director*

Is this part of a master plan? Yes ☐ No ☒ Name and date of most recent approved master plan: ____

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

Describe the Location of Property to be Subdivided:
On the south side of Clearlake Street across from Twin Lakes

Will any waivers be requested? Yes ☒ No ☐ If yes, list them here and attach documentation explaining reason for request.

Waivers:
Half street improvements, additional right-of-way and sidewalks

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

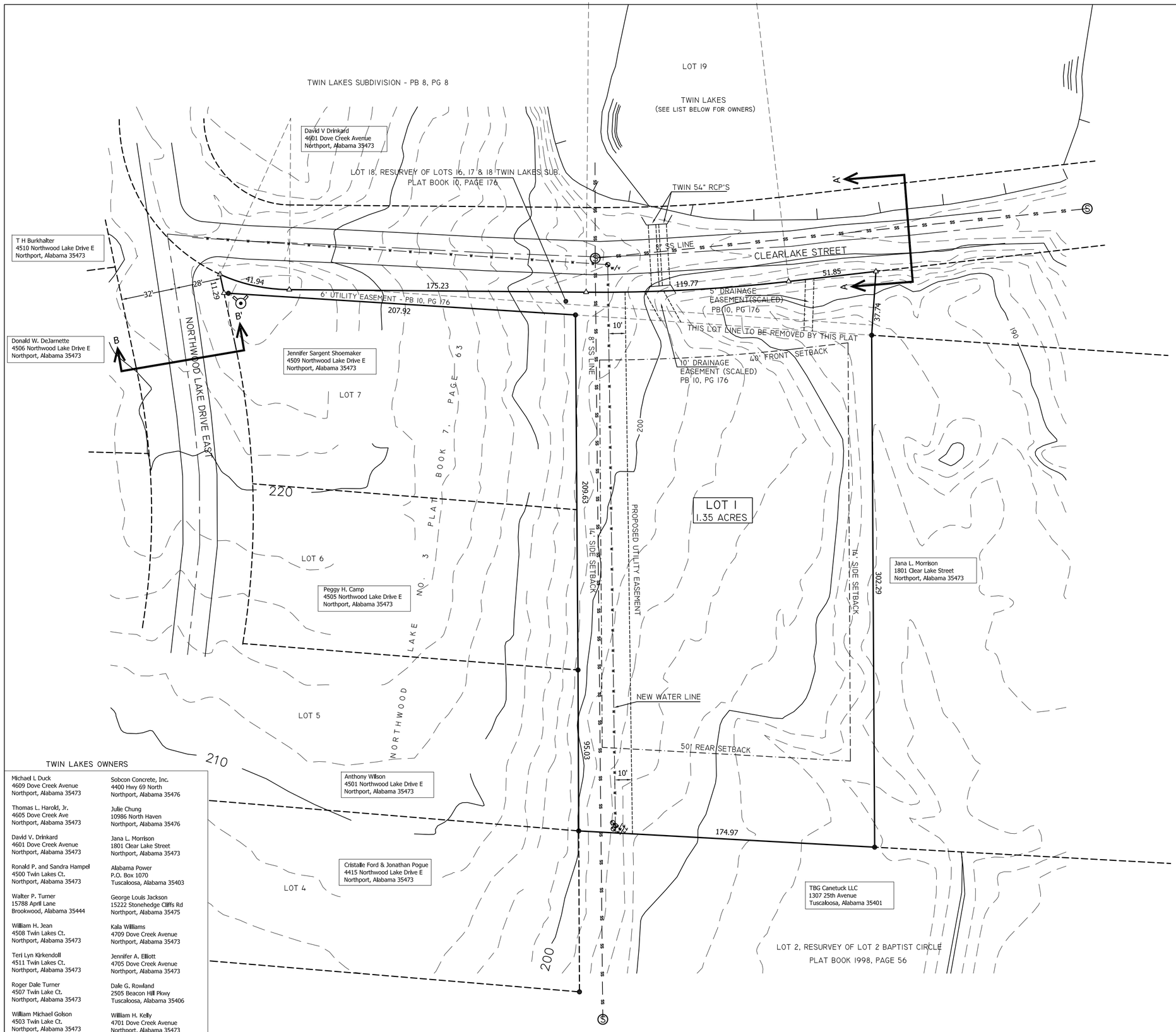
All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department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

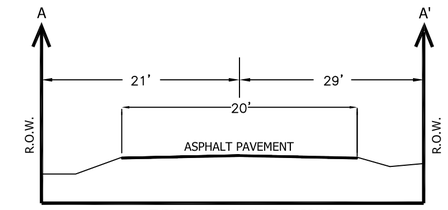
Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.
**It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

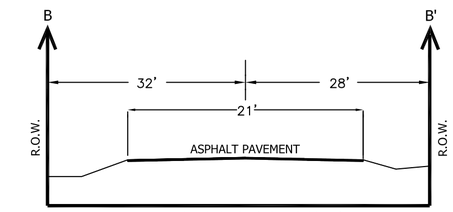
Applicant Signature: Mike Hicks **Date:** 06 / 13 / 2023

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

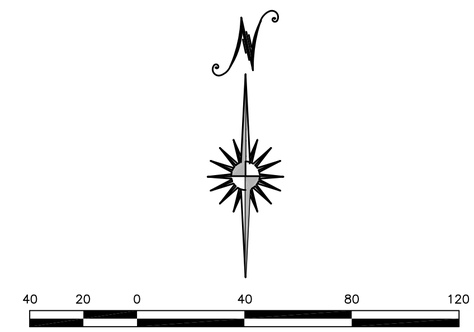




TYPICAL SECTION (NOT TO SCALE)
CLEARLAKE STREET



TYPICAL SECTION (NOT TO SCALE)
NORTHWOOD LAKE DRIVE EAST



SCALE: 1" = 40'

NOTES:
1. TOTAL ACREAGE OWNED: 1.35
2. TOTAL ACREAGE DEVELOPED: 1.35
3. THERE ARE CURRENTLY NO BUILDINGS ON SUBJECT PROPERTY
4. OWNERS/DEVELOPERS: TBG Canetuck, LLC
   1307 25th Avenue
   Tuscaloosa 35401
5. PROPERTY IS ZONED: RS-1
6. SOURCE OF TITLE: DEED BOOK 2023, PAGE 10605
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 CITY TOPO - CONTOUR INTERVAL: 2 FEET
10. SURVEYOR: DAVID R. HERNDON P.L.S. - ALABAMA LICENSE #14105
11. WAIVERS REQUESTED FROM ADDITIONAL RIGHT-OF-WAY, HALF-STREET IMPROVEMENTS, SIDEWALKS

TWIN LAKES OWNERS

Michael L Duck
4609 Dove Creek Avenue
Northport, Alabama 35473

Thomas L. Harold, Jr.
4605 Dove Creek Ave
Northport, Alabama 35473

David V. Drinkard
4601 Dove Creek Avenue
Northport, Alabama 35473

Ronald P. and Sandra Hampel
4500 Twin Lakes Ct.
Northport, Alabama 35473

Walter P. Turner
15788 Aprtl Lane
Brookwood, Alabama 35444

William H. Jean
4508 Twin Lakes Ct.
Northport, Alabama 35473

Teri Lyn Kirkendoll
4511 Twin Lakes Ct.
Northport, Alabama 35473

Roger Dale Turner
4507 Twin Lake Ct.
Northport, Alabama 35473

William Michael Golson
4503 Twin Lake Ct.
Northport, Alabama 35473

Sobcon Concrete, Inc.
4400 Hwy 69 North
Northport, Alabama 35476

Julie Chung
10986 North Haven
Northport, Alabama 35476

Jana L. Morrison
1801 Clear Lake Street
Northport, Alabama 35473

Alabama Power
P.O. Box 1070
Tuscaloosa, Alabama 35403

George Louis Jackson
15222 Stonehedge Cliffs Rd
Northport, Alabama 35475

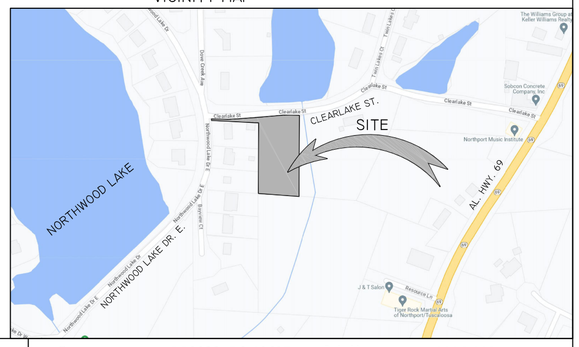
Kala Williams
4709 Dove Creek Avenue
Northport, Alabama 35473

Jennifer A. Elliott
4705 Dove Creek Avenue
Northport, Alabama 35473

Dale G. Rowland
2505 Beacon Hill Pkwy
Tuscaloosa, Alabama 35406

William H. Kelly
4701 Dove Creek Avenue
Northport, Alabama 35473

VICINITY MAP



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

PRELIMINARY SUBDIVISION PLAT

CLEARLAKE STREET SUBDIVISION

LOT 18, RESURVEY LOTS 16, 17 & 18 TWIN LAKES SUBDIVISION (PB 10, PG 176) AND PART OF THE NW1/4 SW1/4 SECTION 3, T21S, R10W

TUSCALOOSA COUNTY, ALABAMA

Source	DB2023, PG 10605	Job No.	2306-003
Field Work	06-23-23	Date	6-23-23
Survey Type	BOUNDARY	Scale	1"= 40'
ACAD File	2306-003 psd.dwg	Drawn By	JMH
COGO File	2306-003.txt	Approved By	JMH
		Surveyed by	WJN

City of Northport
Designation of Agent Form

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

I, Builders Group Development, being owner of the property which is the subject of this application hereby authorize Herman Hicks Assn, 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: 6/30/23

Property Owner Mailing Address: The Builders Group
1307 25th Avenue, Tuscaloosa, AL 35401

Phone Number: (205) 342-3940

Authorized Agent Mailing Address: _____

Phone Number: _____

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

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

Given my hand and seal of office this 30th day of June, 2023

Notary Public

My Commission Expires: January 30, 2024

STATE OF ALABAMA NOTARY PUBLIC
ASHLEY SUCHOCKI
My Commission Expires
January 30, 2024

Rev 3/20

City of Northport Planning & Inspections Department
3500 McFarland Blvd • Northport, AL 35476 • 205-339-7000 • planning@cityofnorthport.org

City of Northport Planning & Zoning Commission

Preliminary Plat

Zoning

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

N
W E
S

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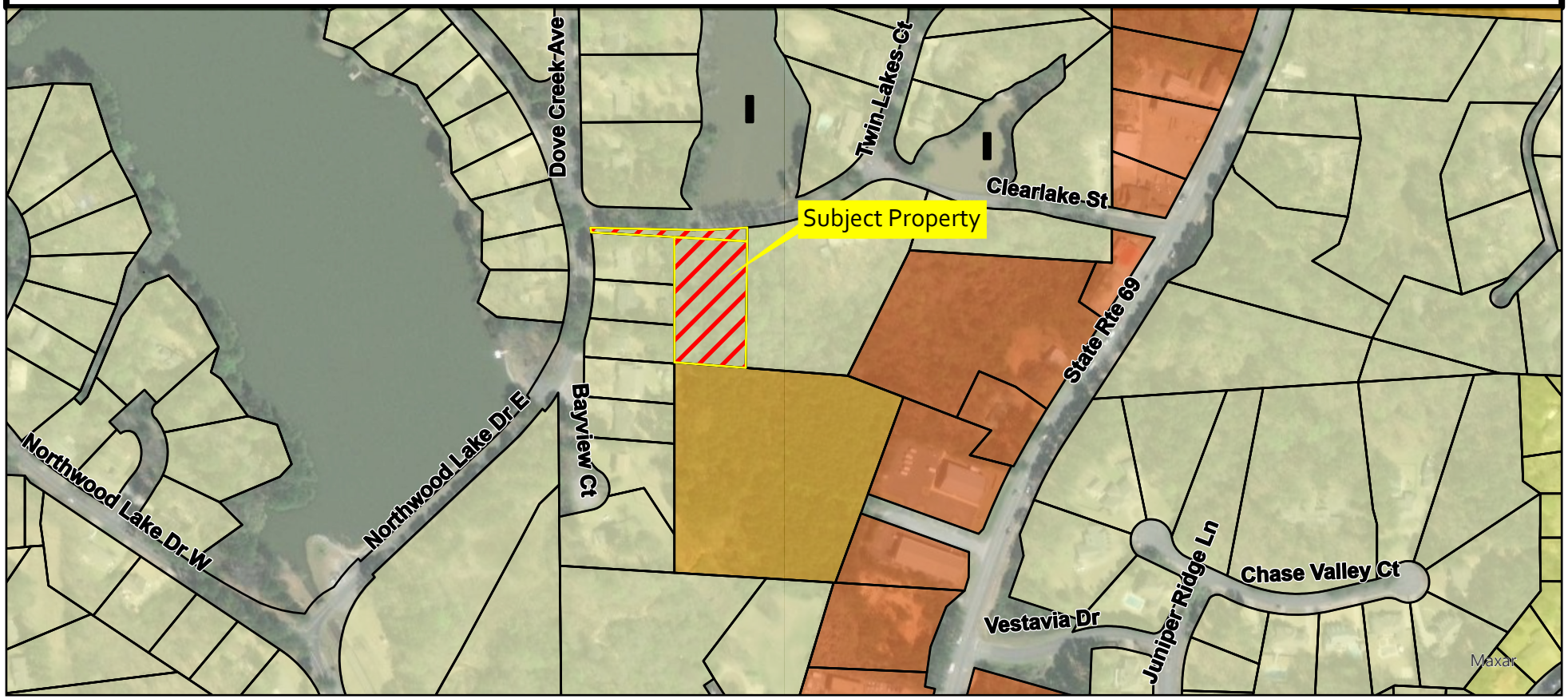
0 387.5 775 1,550 Feet



City of Northport

Planning and Zoning Commission – July 18, 2023

Planning Staff Report

Case: S-13-23PP

Applicant: Charles Richard Yawn

Request: Preliminary Plat

Charles Richard Yawn requests preliminary plat approval for Southern Brew Northport located at 1211 20th Avenue. The plat will combine 7 lots into one lot. The total acreage is .67 acres. The following waivers are requested:

Sidewalks
Half-street Improvements
Right-of-way Dedication
Landscaping

The petitioner is asking for a waiver from the sidewalk requirement along Lurleen Wallace Boulevard and 20th Avenue. TTL is currently working with ALDOT for their approval of the portion along Lurleen Wallace Boulevard. There are no sidewalks in the near vicinity of this site. The Commission has the option to waive the sidewalk requirement along 20th Avenue, to approve the waiver with a contribution into the Sidewalk Trust Fund, or waive the requirement completely.

The petitioner is asking for a waiver from the half-street improvement requirement. The nearest half-street improvements along 20th Avenue are located near the corner of 20th and Park Street.

The petitioner is asking for a reduction in the amount of ROW to be dedicated from 30' from centerline to 20' from centerline. This reduction would still allow for the street and the utilities to be located in ROW.

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

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

PERMIT PROJECT

FILE #: 23-000887
1211 20TH AVE NORTHPORT AL
SOUTHERN BREW NORTHPORT

PERMIT #: PPA23-000012

Permit Type
Preliminary Plat Application

Subtype
Preliminary Plat Application

Work Description:
Southern Brew Northport

Applicant
TTL, Inc. - Eric Hamner

Status
Under Review

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees	331.70
Permit Fees	6.63
Total Amount	338.33
Amount Paid	338.33
Balance Due	0.00

☐ Non-Billable

PERMIT DATES

Application Date
06/13/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

3105152013011000
3105152013012000

Contact

I Am The

Surveyor

Property Owner

YAWN CHARLES RICHARD

Engineer

Surveyor

TTL, Inc. - Eric Hamner

PROJECT INFORMATION

Number of Adjacent Property Owners

7

In City Limits?

Yes

Current Zoning

C-3

Change in Zoning Requested

C-3

Total Acreage

0.67

Total Lots

1

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

No

Date of Predesign/Pre-application Meeting

05/31/2023

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

Will any waivers be requested?

Yes

Waivers

Sidewalks- Lurleen Wallace Blvd
Sidewalks- 20th Avenue
Half-Street Improvements- 20th Avenue
20' Landscape Buffer

Submittal Requirements

Copy of Plat

23-1306.Preliminary Plat.pdf

Legal Description

23-1306.Property Description.pdf

Notarized Designation to Authorize Agent Form (Click to Download)

6089227_designation-of-agent.pdf

Waiver

23-1306 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

Yes

Proposed location of stop, yield, and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted

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				56.70	
Convenience Fee		1.0	6.6300	6.63	
			Plan Check Fees	**331.70**	
			Permit Fees	**6.63**	
			Total Fees	**338.33**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
06/13/2023	Cred	AL0A8F8C7	PPA2	14043	TTL, Inc. -	338.33	
					Amount Paid	**338.33**	
					Balance Due	**0.00**	

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: 63-31-05-15-2-013-011.000

BEGIN at the Northwesterly corner of Lot No.1 of the Ben Hamilton Subdivision No. 2 as the same is shown in a map or plat recorded in Plat Book 5 at Page 33 in the Tuscaloosa County Probate Office, reference to said map or plat being hereby made in aid of and as a part of this description; thence run 54 feet in a Northerly direction along the Easterly margin of 20th Avenue to a point; thence turn 91 degrees 24 minutes to the right and run in an Easterly direction 96 feet to a point; thence run in a Southerly direction to the Northeasterly corner of said Lot No.1 of the Ben Hamilton Subdivision No. 2; thence run in a Westerly direction to the POINT OF BEGINNING, said property being in the City of Northport, Tuscaloosa County, Alabama.

PARCEL 2: 63-31-05-15-2-013-012.000

Begin on an iron rod at the Northwest corner of Lot No. 1 of the Ben Hamilton Subdivision No. 2 as recorded in Plat Book 5, Page 33 in the Office of Probate, Tuscaloosa County, Alabama, said rod also being on the East right-of-way margin of 20th Avenue, said rod being the POINT OF BEGINNING; thence run Southerly along the West boundary line of said Lot No. 1 and along said East right-of-way margin for a distance of 51.00 feet to an iron rod; thence turn an interior angle to the right of 90 degrees 46 minutes and run for a distance of 96.00 feet to an iron rod; thence turn an interior angle to the right of 269 degrees 14 minutes and run for a distance of 18.88 feet to an iron rod; thence turn an interior angle to the right of 90 degrees 46 minutes and run for a distance of 62.27 feet to an iron rod on the West right-of-way margin of Lurleen Wallace Boulevard; thence turn an interior angle to the right of 94 degrees 53 minutes and run along said West right-of-way margin for a distance of 110.30 feet to an iron rod; thence turn an interior angle to the right of 92 degrees 58 minutes and run for a distance of 73.97 feet to an iron rod; thence turn an interior angle to the right of 81 degrees 23 minutes and run for a distance of 50.00 feet to an iron rod, said rod being the Northeast corner of said Lot No. 1; thence turn an interior angle to the right of 270 degrees 42 minutes and run along the North boundary line of said Lot No. 1 for a distance of 96.00 feet to the POINT OF BEGINNING. Said parcel being Lot No. 1 and being a part of Lots No. 12 and 13 of the Ben Hamilton Subdivision No. 2 and lying in the Northwest Quarter of Section 15, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.

PARCEL 3: 63-31-05-15-2-013-013.000

Lots Numbered 2 (Two), 3 (Three) and 11 (Eleven), of the Ben Hamilton Subdivision # 2, a map or plat of which is on record in the Probate Office of Tuscaloosa County, Alabama, in Plat Book 5, Page 33, and reference to which is hereby made in aid of and as a part of this description, LESS AND EXCEPT that certain parcel of land conveyed to the State of Alabama on May 1st, 1972, and being more particularly described in Deed Book 611, at Page 8 in the Probate Office of Tuscaloosa County, Alabama.

SOURCE OF TITLE: Deed Book 2019 Page 2615; Deed Book 2021 Page 7104; Deed Book 2015 Page 11922; Deed Book 2019 Page 22281

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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

June 28, 2023

Ms. Julie Ramm
Director of Planning
City of Northport

RE: Southern Brew Northport Subdivision
Plat Comments

Dear Ms. Ramm:

We have addressed the City comments for the Southern Brew Northport Preliminary Plat. Below are the comments provided and a statement, in red, describing how each was addressed.

ENGINEERING & UTILITIES

- Revise waiver request (in note 8 and letter) to include ROW dedication on 20th Ave since only 20' from centerline is proposed to be dedicated – waiver request on plat and in letter revised.

PLANNING

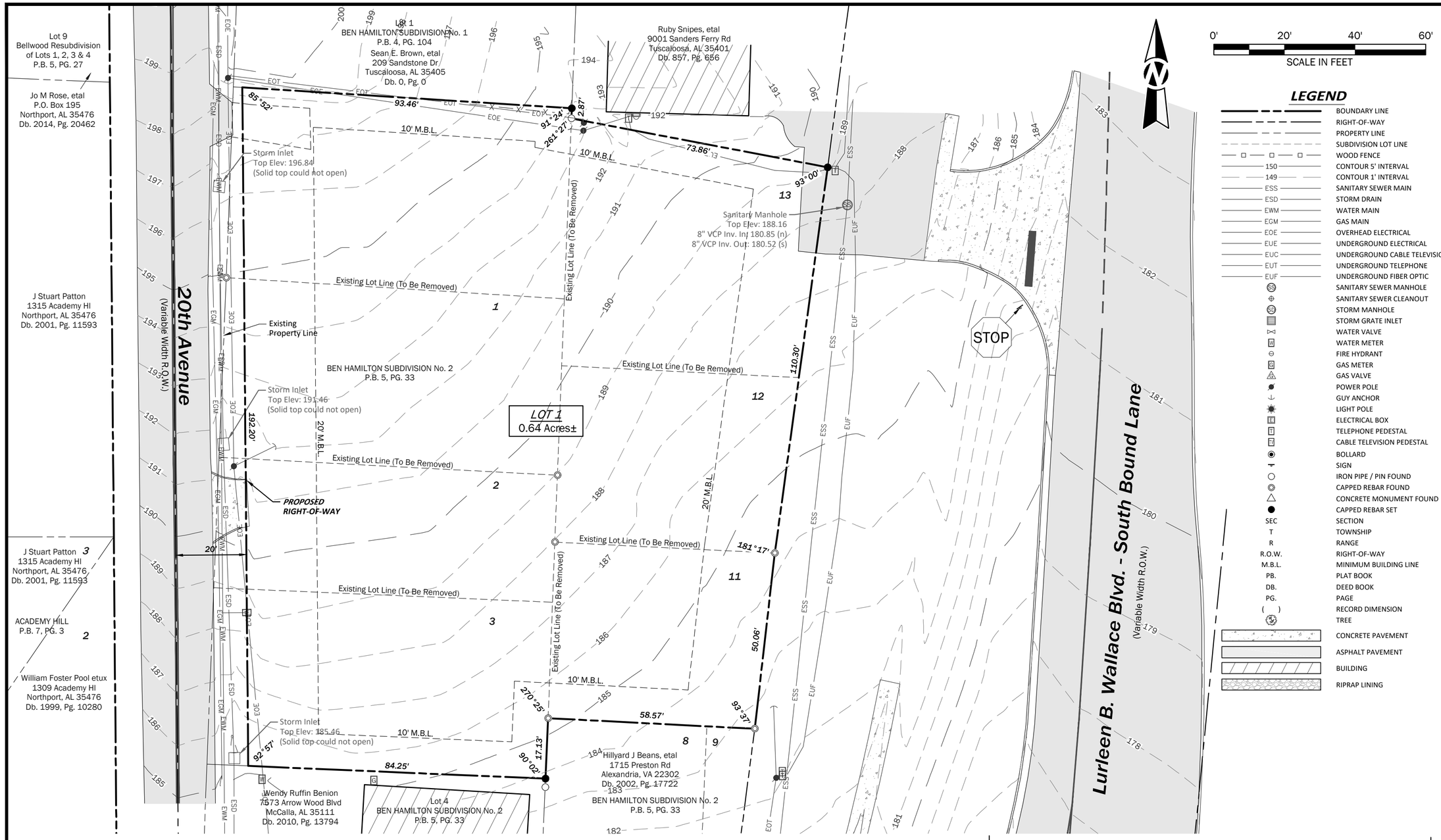
- Include name of surveyor – Shown on plat as requested
- Consider revising waiver request for landscaping to be approved with the site plan instead of the plat – waiver request revised on plat and in letter.

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

Sincerely,
TTL, INC.

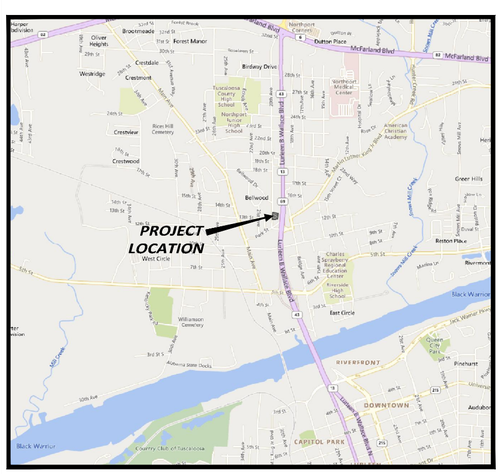
Eric M. Hamner, PLS
Project Manager

cc: File



LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	PROPERTY LINE
	SUBDIVISION LOT LINE
	WOOD FENCE
150	CONTOUR 5' INTERVAL
149	CONTOUR 1' INTERVAL
ESS	SANITARY SEWER MAIN
ESD	STORM DRAIN
EWM	WATER MAIN
EGM	GAS MAIN
EOE	OVERHEAD ELECTRICAL
EUE	UNDERGROUND ELECTRICAL
EUC	UNDERGROUND CABLE TELEVISION
EUT	UNDERGROUND TELEPHONE
EUF	UNDERGROUND FIBER OPTIC
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM MANHOLE
	STORM GRATE INLET
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	CABLE TELEVISION PEDESTAL
	BOLLARD
	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
	TREE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	BUILDING
	RIPRAP LINING

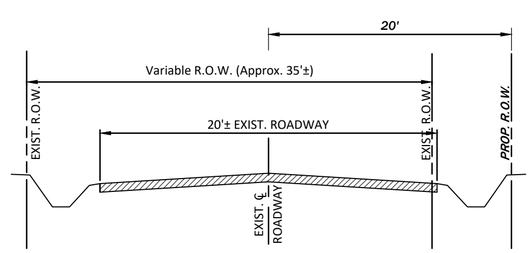


VICINITY MAP

NO SCALE

NOTES:

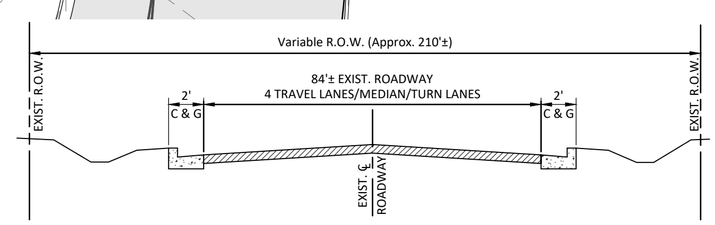
1. All bearings are to Grid North as established by global positioning utilizing CORS Station benchmarks.
   Horizontal Datum: NAD83, Alabama West, US Feet
   Vertical Datum: NAVD 1988, US Feet
2. No title search was performed with this survey.
3. All underground utilities may not be shown hereon. Utilities 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.
4. Sources of Title: Db. 2015, Pg. 11922; Db. 2019, Pg. 22281; Db. 2021, Pg. 7104
5. Current Zoning: C-3
6. No part of this property lies in a special flood hazard boundary. FEMA Map Number 01125C0502 F, effective August 26, 2007.
7. Total Area of Property Owned and Under Owner Control is 0.67± Acres.
8. Waiver Requested:
   8.1. Sidewalks- Lurleen Wallace Blvd
   8.2. Sidewalks- 20th Ave (Fee in Lieu)
   8.3. Half-Street Improvements- 20th Avenue
   8.4. Landscape Buffer to be Addressed with Site Plan.
   8.5. Right of Way width to 20' from centerline for 20th Ave
9. Owner/Developer of property being subdivided:
   Charles Yawn
   2105 Lurleen Wallace Blvd
   Northport, AL 35476



TYPICAL SECTION - 20th Avenue

No Improvements Proposed

NO SCALE



TYPICAL SECTION - Lurleen Wallace Blvd

No Improvements Proposed

NO SCALE

PROJECT SURVEYOR
TTL, INC.
STEVEN G. FAULKNER
ALABAMA LICENSE NO. 24329
3516 GREENSBORO AVE
TUSCALOOSA, AL 35401

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

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

Southern Brew Northport

Part of the SW 1/4 of the NW 1/4
Section 15, T 21 S, R 10 W
Lurleen Wallace Blvd
Northport, Tuscaloosa County, Alabama

Sheet Title
Preliminary Subdivision Plat

No.	Date	Revision Description

Drawn By: E M H	Checked By: S G F
Date Drawn: 06/13/2023	Date Surveyed: 05/2023
Scale: 1" = 20'	Proj. No.: 23-01-01306.00
File Name: 23-1306-PP.dwg	

Sheet No.
1

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

TRANSMITTAL

DATE: June 28, 2023

TO: Ms. Julie Ramm
City of Northport
3500 Mcfarland Blvd.
Northport, AL 35476
(HAND DELIVERED)

RE: Southern Brew Northport
Revised Preliminary Plat Submittal

DESCRIPTION:

Copies	Date	No.	Description
16	6/28/2023		Revised Preliminary Plat
1	6/28/2023		Preliminary Plat Comments - Addressed
1	6/28/2023		Revised waiver request letter

- [ ] For Your Use
- [ ] Approved as Submitted
- [ ] For Your Approval
- [ ] Approved with Changes as Noted
- [x] For Your Review
- [ ] Returned for Corrections
- [ ] As Requested
- [ ] For Signatures

REMARKS:

BY: TTL, Inc.

Gary N Faulkner, PLS

cc: File

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

June 28, 2023

Ms. Julie Ramm
Director of Planning
City of Northport

RE: Southern Brew Northport Subdivision
Variance Request Letter

Dear Ms. Ramm:

We are writing on behalf of the Owner to request variances from the subdivision regulations for the proposed 1-lot subdivision, lying at 1211 20th Avenue. The developer wishes to request the following variance:

1. Sidewalks- Lurleen Wallace Blvd: We are requesting the variance for sidewalks along Lurleen Wallace Blvd and are currently seeking approval of this waiver from ALDOT.

2. Sidewalks and Half-Street Improvements- 20th Avenue: We are requesting the variance for improvements and sidewalks along 20th Avenue. We are willing to pay the fee in lieu of construction for the sidewalks. Access to the development is proposed to be to Lurleen Wallce Blvd only via an existing drive. The developer does not wish to put any additional traffic or have access to 20th Avenue, and therefore requests the half-street improvement variance.

3. Right of Way Width on 20th Avenue: We are requesting a variance for the dedicated Right of Way width to 20' from centerline. Any future development of 20th Avenue should have sufficient Right of Way with the grant of 20' from centerline.

4. Landscape Buffer Requirements: We are requesting a variance for all landscaping issues to be approved with the Site Plan review and not with the subdivision plat.

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

Sincerely,
TTL, INC.

Eric M. Hamner, PLS
Project Manager

cc: File

City of Northport Planning & Zoning Commission

Preliminary Plat

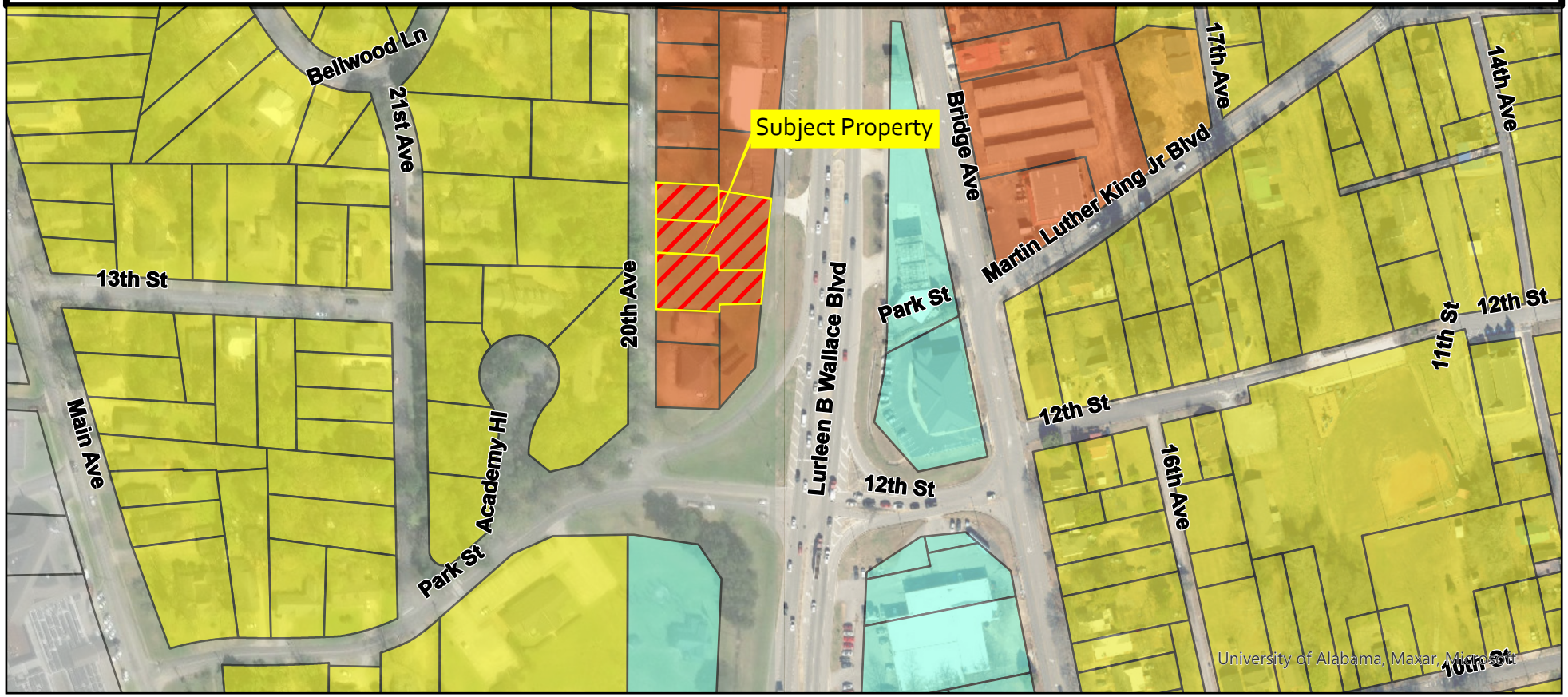
Zoning

- Bridge Avenue North
- General Commercial
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 3
- Residential Single-Family - 4
- Subject Property

N
W E
S

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.

0 250 500 1,000 Feet



City of Northport

Planning and Zoning Commission – July 18, 2023

Staff Report

Case: AMD 02-23

Applicant: City of Northport

Request: Amendment to Table 4-1 & 4-3

The City of Northport requests an amendment to Table 4-1 Table of Allowable Uses. Staff proposes to add "Hotel/motel" to the allowable uses in the Recreation zoning district. In addition, staff is recommending Table 4-3 Table of Dimensional Standards for non-residential uses be amended to include standards for the Recreation zoning District. The proposed maximum height of structures in this district is 40 feet. The proposed setbacks are as follows: 20' front setback, 20' rear setback, and 10' side setbacks.

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

Table 4-1
TABLE OF PERMITTED USES

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

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

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

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

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

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

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

Table 4-3: Table of Dimensional Standards – Non Residential Uses.

Zoning District	Maximum Height Of Structure (feet)	Minimum Setbacks (in feet)			
		Front Yard	Rear Yard	One Side[1]	Total Side
AG[2]	35[3]	50	50	50	100
O-I	50	25	25	10	20
C-2	40	20	20	10	20
C-3	40	20	20	10	20
C-6	50	40	25	10[5]	20[5]
M-1	60	4	4	4	4
M-2	60	4	4	4	4
REC	40	20	20	10	20

[1] Side Yard on Street shall be equal to Front Yard setback
[2] See Table 6-2 and Section 603.03 "Performance Residential Developments" for Residential Setbacks
[3] Inhabited Structures Only
[4] Equal to Height of Structure
[5] May be reduced to zero (0) feet by Special Exception