

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 11, 2024**

- 1. CALL TO ORDER (INCLUDING INVOCATION)**
- 2. ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- 3. INTRODUCTIONS AND MEETING PROCEDURES**
- 4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. May 14, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **SP-24-1 Prince Oil Company** - Prince Oil Company is requesting a conditional use for a service station for a location south of Owen Parkway and east of U.S. Highway 43. **The applicant has requested this case be continued to the July meeting.**
 - B. **City of Northport Comprehensive Plan** - Adoption
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **A-24-1 Vickie C. Walker** - Vickie C. Walker is requesting annexation of approximately 0.59 acres located at 4204 68th Avenue, with a zoning designation of RS-1 (Single-Family Residential).
 - B. **A-24-2 Chapel Hill Baptist Church** - Chapel Hill Baptist Church is requesting annexation of approximately 3.84 acres located at 8790 Highway 43 N, with the zoning designation of O-I (Office Institutional).
 - C. **S-24-13 Chapel Hill Baptist Church Subdivision** - Chapel Hill Baptist Church is requesting preliminary plat approval of approximately 9.36 acres located at 8790 Highway 43 N.
 - D. **S-24-14 Northwood Estates Fifth Section Master Plan Revision** - Michael Hall is requesting a master plan revision for approximately 15.48 acres for the Northwood Estates Fifth Section located north of Oak Way and west of Leeward Avenue.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

12. 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, MAY 14, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, May 14, 2024, 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. Tracy Kelly, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Kevin Turner, Mr. Clay Randolph, and Mr. Karl Wiggins. Absent and failed to vote was Mr. Jason Ward. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Ms. Meredith Mullins, Planner, and Mr. Brad Matthews, Assistant City Engineer.

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

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

Approval of the Minutes of Previous Meeting(s) – **Motion by Mr. Martin** to approve the minutes of the regular meeting on April 9, 2024. **Second by Mr. Lewis.** Voice roll call was given. **Motion Carried.**

Verification of No Conflict of Interest – None

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

Disclosure of Ex Parte Communication – None

Old Business

New Business

- A. **SP-24-1 Prince Oil Company** – Prince Oil Company is requesting a conditional use for a service station for a location south of Owen Parkway and east of U.S. Highway 43.

Ms. Mullins stated that the petitioners have requested to continue the case until the July meeting.

Mr. Turner stated that the petitioners can continue until the June meeting. He stated that if they need to continue at the June meeting the commission will vote to determine if the case will be heard in July or if it will need to be resubmitted per the by-laws.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the commission, Chairman Turner closed the public hearing.

Mrs. Ramm stated this would serve as public notice for this case.

Motion by Mr. Turner to continue case SP-24-1 Prince Oil Company until the June meeting. **Seconded by Mr. Kemp.** Voice roll call was given. **Motion Carried.**

- B. **S-24-11 Warrior Tractor Subdivision** – Gene Ray Taylor is requesting preliminary plat approval for approximately 33.9 acres located at 6801 McFarland Boulevard.

Ms. Mullins stated that Gene Ray Taylor is requesting preliminary plat approval for approximately 33.9 acres located at 6801 McFarland Boulevard. The site currently consists of a heavy equipment sales and service business spread across 15 separate parcels. Since a building expansion is proposed, the zoning ordinance requires that the development site be consolidated into one lot. Ms. Mullins stated that the petitioners are requesting a waiver for the sidewalks on 5th Street due to if constructed, they would not connect to an adjacent sidewalk along 5th Street. She stated the commission has the options of approving the complete waiver, require payment into the sidewalk bank, or require that the sidewalks be built. The petitioners are requesting half-street improvement waiver due to the subdivision regulations would require half-street improvements along 5th Street unless waived. She stated that the applicants have mentioned paving width is constrained by a narrow bridge crossing the railroad and that any half-street improvements would be bottlenecked at that point. Ms. Mullins stated that the petitioners have also requested a landscaping waiver due to this development does abut residential properties to the west across 5th Street. However, the only proposed new construction would be in the middle of the site and away from any unlike land uses.

Robert Martin with Duncan Coker Associates, 302 Merchants Walk, Ste. 250, stated that the petitioner needs to combine the total 15 separate parcels to construct an expansion to the parts department. He stated that the new addition will not affect surrounding properties and that the petitioner is requesting waivers for sidewalks, half-street improvements, and landscaping.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the commission, Chairman Turner closed the public hearing.

Mr. Turner made the recommendation to vote for the waivers requested and the preliminary plat together. There was no disagreement from Commission members.

Motion by Mr. Turner to approve the preliminary plat for approximately 33.9 acres to include the waivers for sidewalks, half-street improvements, and landscaping located at 6801 McFarland Boulevard. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Randolph – Yes. **Motion Carried.**

- C. **S-24-12 The Terrace at Northcreek, Phase II** – Sullivan Development, Inc. is requesting preliminary plat approval for approximately 16 acres for Phase II of The Terrace at Northcreek located at the dead end of Northcreek Boulevard.

Ms. Mullins stated that Sullivan Development, Inc is requesting a preliminary plat approval for approximately 16 acres for Phase II of The Terrace at Northcreek located at the east dead end of Northcreek Boulevard. The plat consists of 28 residential lots with 2 open spaces. The lot configuration and amenities are generally consistent with the master plan that the Commission approved in March, with the following exceptions: the walking path cross section shows crushed aggregated surfacing. The applicant has since agreed to pave this

walking path with either asphalt or concrete and has requested that the Commission make this a condition of any play approval. The applicant has provided a letter for this request which was included in the packet. Ms. Mullins stated that the applicant is requesting a waiver for stub streets from the subdivision regulations that require stub streets be installed between 400 and 1200 feet. They have requested the waiver on the south boundary and is consistent with the approved master plan with a stub street proposed along the southern boundary in the next phase of development.

Tom Sims with Longleaf Engineering, 1927 7th Street, represented the applicant, stated that the preliminary plat is for the next phase of development for The Terrace at Northcreek. They have included the amenities and lot configuration that was approved with the master plan in March for the finishing phases of this development. He stated that the applicant has submitted a letter agreeing to either asphalt or concrete the proposed walking path and asked that the Commission consider this in their vote. Mr. Sims stated that the applicant is requesting a stub street waiver for the stub street that is proposed near the southern boundary of the phase II development. He stated that it would be constructed in phase III due to the topography issues with sloping to be constructed correctly and to be feasible. This will allow development to include the stub streets to both the south and east.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the commission, Chairman Turner closed the public hearing.

Motion by Mr. Turner to approve the preliminary plat for approximately 16 acres including requested waiver and with the condition that the walking path be concrete for Phase II, The Terrace at Northcreek located at the dead end of Northcreek Boulevard. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Turner – Yes; Mr. Lewis – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Martin – Yes; and Mr. Randolph – Yes. **Motion Carried.**

D. City of Northport Comprehensive Plan – Adoption

Jason Fondren with KPS Group, gave the public and Commission members an overview of the Comprehensive Plan. The Comprehensive Plan process started last year back in the spring with community events and work sessions to capture the community's attention and opinion. There were 600 people altogether that participated in the visioning survey, and we have recorded over 1000 individual comments through the planning process to get us where we are today with the Comprehensive Plan. Mr. Fondren went over the most recent changes that were presented at the last public meeting on April 25, 2024. He stated previous issues that have been submitted with the Water Park Property, and the nature of the project, led to changing this from a city lead project that changed some of the maps throughout the draft. Modifications have been made to street names that were incorrect. The correction on described areas around the city for growth and potential annexation language has been modified. This was done to show growth and not intended to cause a wave of annexation on any area in the city to or from the response to the plan.

Mr. Turner stated he appreciated the time that Mr. Fondren has put into this plan for the city.

Mr. Kemp stated that he looks at this document as a living document that is ever evolving and changing. He stated as the city grows and changes. With this plan, we can look back on this document and help move forward on how to proceed.

Chairman Turner opened the floor for a public hearing.

Lindsey and Daniel Grissett, 5505 Pinedale Drive, asked to see the changes from page 35 and were able to view the new wording that would be replacing the current wording. Mrs. Grissett asked if the property owners in green, on this map, would get to decide if their property is included or not in the annexation area.

Mr. Turner stated the City or Commission cannot force a property owner to annex into the city's limits without the property owner petitioning. Mrs. Grissett stated that they have heard from council members that there were only 3 ways to annex with one of those being referendum. She stated that referendums do allow for a majority of votes. She stated that the State is one that can referendum and this is by territory. Mr. Turner stated it would have to be petitioned by the property owners for the annexation. Mrs. Grissett stated yes for the entire property area not just for their property. Mr. Grissett stated that their concern is each individual property owner is voting on whether their property is being annexed or is the City somehow looking at the whole territory on the map. Mr. Turner stated that he is not aware of how the referendum is handled.

Mrs. Ramm stated that would be handled with State law not in the Comprehensive Plan. Mrs. Grissett asked if there was any way to prevent the State law from them being in a referendum.

Mr. Cunningham stated that everything was done by petitioner's request for annexation. He stated that what they are discussing with State law and referendum is possible and it requires an initial petition of at least 60% of owner of the acreage. He stated that it is currently possible under state law and the comprehensive plan cannot change that. Mr. Cunningham stated that his understanding of this section is more about where we are not going to annex and grow in the future. He stated there are going to be areas that in the city cannot provide services too.

Mrs. Grissett asked how many targeted parcels are in the annexation territories. Mr. Grissett stated the reason for asking is that it is extremely unlikely that to make this whole plan go through you would get a yes from all individual landowners.

Mr. Martin asked the Grissett's if they thought this was a plan to annex their property in the next 20 years. The petitioner's stated yes, it was very possible. Mrs. Grissett stated she feels like this cannot move forward because the city makes money from properties that are annexed in and there is a lot of money that the city is looking to spend with the new project of the water park resort, Kentuck, River Walk, and the Adventure Park and this map with my property in it makes me concerned.

Mr. Grissett asked Mr. Martin if annexation would be required for the City to build a bike path through their property. Mr. Martin stated that this is a question and not necessarily a set-in stone plan since we would have to have permission from the property owners for the right-of-way. He stated on paper it looks like this path can be constructed but in all actuality the property may not allow this. He stated he understands that they are trying to be proactive, but this Comprehensive Plan is a guide to how we can grow and plan for the next 20 years but not that this is exactly what is going to take place. Mr. Grissett stated he understands but this is such a large plan going through several property owners that seems unlikely they would get a yes to be able to go through.

Mr. Turner asked what page of the plan that pertains to their property they are questioning. Mrs. Grissett stated it was the plan on sidewalks on Mill Creek between Highway 82 to Rose Boulevard's bike path. Mr. Grissett stated that living on Mill Creek and having to use this area, it floods badly and would require a bike path be a good 100 yards away from the creek due to flooding.

Mr. Kemp stated to have caution because we produce a lot of maps to work off. He stated that what you see in this plan is a concept and idea.

Mr. Turner stated that the plan states a guideline on growth and how there will be segments installed cooperatively with future subdivisions and other developments. He stated nothing is going to be done without the private side of it whether it is a future subdivision or private development. He stated if we review this plan in a couple of years and it's not feasible, this can be amended. He stated that this is called a visionary project, and the details will be worked out if anything does come up.

Mr. Wiggins stated there is no funding in the plan to do any of this stuff right now, it is just a plan. He stated that not all ideas that are in the plan have been or will be executed. He stated that the trail is a plan and idea, but it will not be forcibly imposed on people that do not want it. The idea is to create ways for the citizens to enjoy themselves and for the community to grow.

Mr. Kemp stated we cannot force you to put a trail or sidewalk through your property.

Mr. Wiggins stated that the intent of this plan was not to make those in the county mad but to make them want to be included in the city's limits. We are not trying to forcibly take people's property, and we are not trying to impose things on people that they do not want either.

Mrs. Grissett asked if the Commission could clarify if Mills Creek was a right-of-way. Mr. Matthews stated that this is primarily on private property except for where it crosses a road, and the city has a sewer easement that runs parallel to Mill Creek. He stated that whatever the easement was acquired for, it can only be used for that purpose, without the city having to come back and inquire about another easement for the purpose of a trail.

Mrs. Ramm stated she has been with the city for 30 years and she knows of one time that a referendum was used, and it was for a group of citizens in the Hightown area that had a referendum. She stated that this is the only time through research that she has seen the City of Northport use the referendum.

Stan Acker stated a thank you for adding the information on page 35 on the annexations.

Jason Fondren stated that the intent on the section over the visionary project map, is to delineate areas to show the unincorporated areas that if they wanted to be annex, these will be beneficial areas that would not stretch the city's services and infrastructure capacity way to far.

Chuck Gerda, 1802 20th Avenue, stated a thank you to everyone's hard work on the plan. He stated that the plan online is currently the April 8th addition. The changes that have been discussed are not included in the one submitted on the website and the public has not had a chance to see the current changes that have been made and reviewed. He asked the commission to have all changes posted online and wait 30 days before adopting the new comprehensive plans to allow time to review.

With no one else to appear before the commission, Chairman Turner closed the public hearing.

Mr. Turner agreed with the recommendation of continuing the Comprehensive Plan until the June meeting. Mr. Wiggins stated in his opinion that the final draft needs to be posted for review.

Motion by Mr. Turner to table the adoption of the City of Northport Comprehensive Plan until the June meeting. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Randolph – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

ADJOURNMENT – Meeting was adjourned at 7:02pm

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – May 14, 2024
Staff Report

Case: SP-24-1

Applicant: Prince Oil Company

Location: South of Owen Parkway and East of HWY 43

Request: Conditional Use

Prince Oil Company is requesting conditional use approval for a gas station in a C-3 zone on the property south of Owen Parkway and east of Highway 43. The proposed development would feature a convenience store with gas pumps in the front and diesel pumps in the rear. The applicant has stated that there will be no overnight 18-wheeler parking.

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.

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property.

The draft for the Northport Compass plan shows this area as “General Mixed Use”, which could support the proposed use. A detailed compliance review is pending as the applicant has not provided a site plan specific to this property. The applicant has provided a site layout for a similar project and wishes to explain to the commission in person how the proposed project would differ from this plan.

The site is surrounded by undeveloped land that is zoned General Commercial (C-3) to the south, east, and north. The property directly across Highway 43 to the west is an existing residential neighborhood zoned RS-1.

The subdivision street currently under construction does not appear to be designed for frequent truck traffic. It is recommended that any approval contain the condition that the roadway design be evaluated by a geotechnical engineer and modified as needed to support truck traffic.

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

City of Northport Planning Commission

Conditional Use

Zoning

 Agriculture

 Commercial Highway

 General Commercial

 Office and Institutional

 Residential Multi-Family

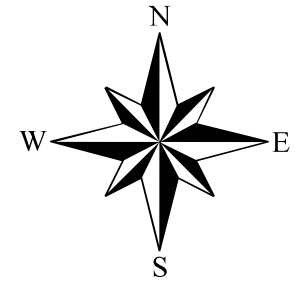
 Residential Single-Family - 1

 Residential Single-Family - 2

 Residential Single-Family - 3

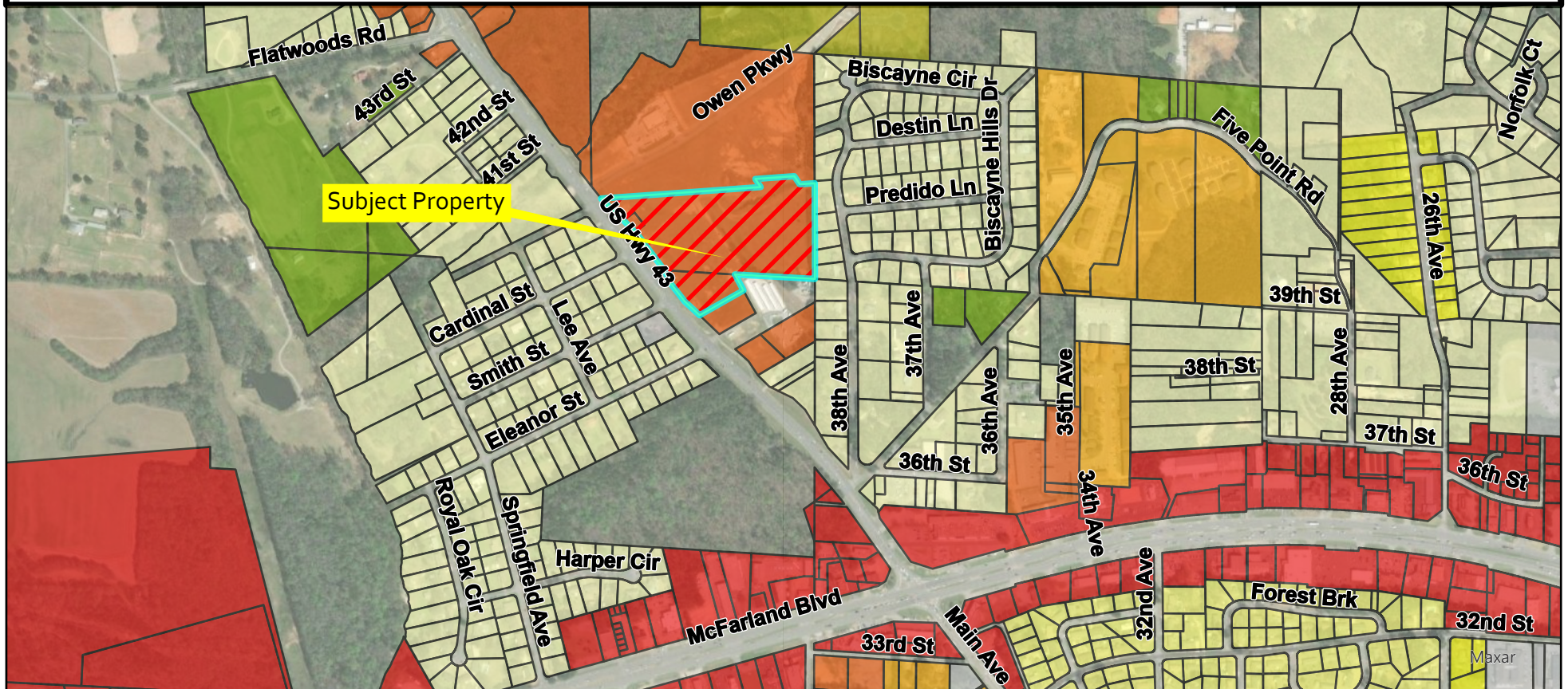
 Residential Single-Family - SD

 Subject Property



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

0 500 1,000 2,000
Feet



Search Google Maps



4101 Cardinal St

Northport, Alabama



Google Street View

Dec 2013

[See more dates](#)



Proposed development site as
seen from HWY 43 looking east

Cardinal St

Google



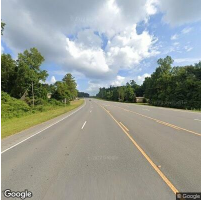
← 3899 US-43
Northport, Alabama
Google Street View
Jan 2024 See more dates

Existing residential
neighborhood across HWY 43



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a street view pegman icon, and a thumbnail gallery of previous views.



 PERMIT PROJECT
FILE #: 24-000519
HWY 43 NORTHPORT AL 35475
CONVENIENCE STORE



PERMIT #: CUP24-000001

Permit Type

Conditional Use Application

Subtype

Conditional Use Permit



Work Description:

Convenience Store



Applicant

Prince Oil Company - Nick Sharp



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

04/08/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner

GLORY LLC



Current Zoning District

C-3



Total Acreage

3

Current Use of Property

Open Feild

Number of Adjoining Properties

Additional Parcel #s

lot 1.3 lot 1.4



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

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

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

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

SUBMITTAL DOCUMENTS

Are you the current owner on record?

No



Notarized Designation to Authorize Agent Form (Click to Download)

[designation-of-agent signed.pdf](#)



A copy of the deed of the subject property

[Correction to deed 10.31.23.pdf](#)



Site Plan

Site Plan.pdf



Mailing labels for each adjoining property owner

Adjoining Property Owners.docx



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	DE	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	



City of Northport Designation of Agent Form

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

I, Ray Hill, being owner of the property which is the subject of this application
hereby authorize Prince Oil, 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: [Signature]

Date: 4-5-24

Property Owner Mailing Address:

1105 Old Hwy 45
Scoba, MS 39358

Phone Number:

601-479-2654

Authorized Agent Mailing Address:

PO Box 27
Philadelphia, MS 39350

Phone Number:

601-656-4343

STATE OF ~~ALABAMA~~ Mississippi

COUNTY OF ~~FUSCALOOSA~~ Lauderdale

I, Cassie Clearman, a Notary Public in and for said County and State, hereby certify
that Ray Hill, 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 5th day of April, 2024

Cassie Clearman
Notary Public

My Commission Expires: 1.19.27



Recorded: 10/31/2023 3:22:42 PM
 Ward D. Robertson, III, Probate Judge
 Tuscaloosa County, Alabama
 Term/Cashier: PRO-RECORDINGS/JMCATEER
 Tran: 73189
 Probate Judge Fee \$2.00
 Recording Fee - By Page Count \$12.00
 Source of Title \$1.25

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

**JOINTLY FOR LIFE
 WITH REMAINDER TO SURVIVOR**

File # 1893-23

Source of Title:
 Deed Book 2023, Page 13847

Deed Book: 2022, Page: 29508

CORRECTION WARRANTY DEED

PREPARED WITHOUT BENEFIT OF SURVEY
 OR TITLE EXAMINATION

This deed is to correct the legal description contained in the deed originally recorded in Deed Book 2023 at Page 13847 in the Probate Office of Tuscaloosa County, Alabama. The transfer fees were paid at the time this deed was recorded.

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, *an Alabama limited liability company,* Hill and Spann Land Co., LLC, (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto G N Hahn Properties, LLC (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Tuscaloosa County, Alabama, to-wit

A tract or parcel of land, being a part of Lot 2 of Burnum Hahn Subdivision, a plat of which is recorded in the Probate Office of Tuscaloosa County, Alabama, in plat book 2023, at page 93, being located in the Northeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, containing zero and ninety-eight (0.98) hundredths acre, more or less, and being more particularly described as follows:

As a POINT OF COMMENCEMENT, start at a concrete monument found at the Northeast corner of Section 8, Township 21 South, Range 10 West; thence run in a westerly direction and along the North boundary of said Section 8 for a distance of 489.49 feet to a capped rebar found at the POINT OF BEGINNING of the herein described parcel; thence with a deflection angle left of 24° 44', run in a southwesterly direction for a distance of 329.14 feet to a capped rebar found on the East right-of-way of US Highway 43 North; thence with an interior angle right of 73° 13', run in a southeasterly direction and along the East right-of-way of US Highway 43 North for a distance of 50.63 feet to a concrete monument found; thence with an interior angle right of 171° 29', run in a southeasterly direction and along the East right-of-way of US Highway 43 North for a distance of 119.41 feet to a capped rebar found; thence leaving said right-of-way with an interior angle right of 107° 01', run in a northeasterly direction for a distance of 282.50 feet to an iron pin found; thence with an interior angle right of 90° 22', run in a northwesterly direction for a distance of 116.82 feet to the POINT OF BEGINNING of the herein described parcel, forming an interior closure angle of 97° 55'.

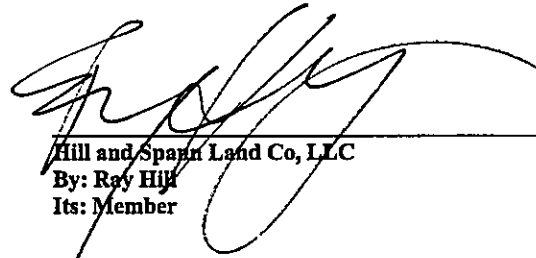
This conveyance is hereby made subject to all easements, restrictions, rights of way and other matters of record in the Probate Office of Tuscaloosa County, Alabama and the following:

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

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors shall warrant and defend the premises

to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 4 day of August, 2023.



Hill and Spann Land Co, LLC
By: Ray Hill
Its: Member

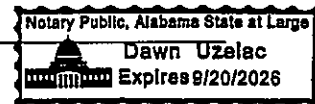
STATE OF Alabama
COUNTY OF Tuscaloosa

I, the undersigned notary public, in and for said county and state, hereby certify that Ray Hill, as Member of Hill and Spann Land Co, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of August, 2023.



Notary Public
My commission expires _____



Hill and Spann Land Co, LLC
By: William A. Spann
Its: Member

STATE OF _____
COUNTY OF _____

I, the undersigned notary public, in and for said county and state, hereby certify that William A. Spann, as Member of Hill and Spann Land Co, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2023.

Notary Public
My commission expires _____

to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this ____ day of _____, 2023.

Hill and Spann Land Co, LLC
By: Ray Hill
Its: Member

STATE OF _____
COUNTY OF _____

I, the undersigned notary public, in and for said county and state, hereby certify that **Ray Hill, as Member of Hill and Spann Land Co, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2023.

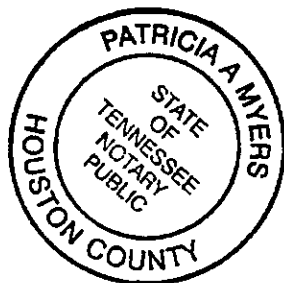
Notary Public
My commission expires _____

Hill and Spann Land Co, LLC
By: William A. Spann
Its: Member

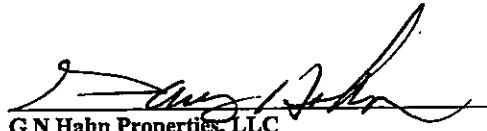
STATE OF Tennessee
COUNTY OF DeKalb

I, the undersigned notary public, in and for said county and state, hereby certify that **William A. Spann, as Member of Hill and Spann Land Co, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of Oct, 2023.



Notary Public
My commission expires 8-18-2026

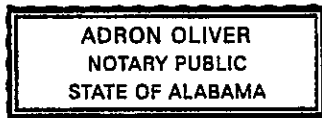

G N Hahn Properties, LLC
By: Gary Hahn
Its: Member

STATE OF Alabama
COUNTY OF TUSCALOOSA

I, the undersigned notary public, in and for said county and state, hereby certify that Gary Hahn, as Member of G N Hahn Properties, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16 day of OCTOBER, 2023.


Notary Public
My commission expires 2/24/27



THIS INSTRUMENT PREPARED BY:

Robert S. Platt
1490 Northbank Parkway, Suite 140
Tuscaloosa, AL 35406
Telephone: 205-345-5310

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Hill and Spann Land Co, LLC
 Mailing Address 1105 Old Hwy 45
Scooba, MS 39358

Grantee's Name G N Hahn Properties, LLC
 Mailing Address 15573 Bridgeview Drive
Northport, AL 35475

Property Address Highway 43 N
Northport, AL 35473

Date of Sale October 20, 2023
 Total Purchase Price \$160,000.00
 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

☐ Appraisal
☐ Other: _____

☒ Closing Statement

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 10/26/23

Print Adam Oliver

Unattested

(verified by)

Sign

Adam Oliver
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

City of Northport
Planning and Zoning Commission – June 11, 2024
Staff Report

Case: A-24-1

Applicant: Vicki Walker

Location: 4204 68th Avenue

Request: Annexation

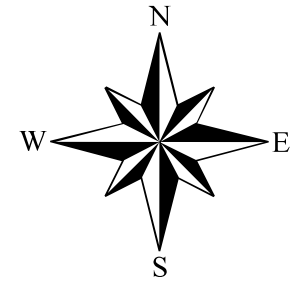
Vicki Walker is requesting annexation of approximately 0.59 acres located at 4204 68th Avenue. This property is contiguous to the city limits and is surrounded on 3 sides by land zoned RS-1. If approved, this property would also be zoned RS-1. The current use of the land is a single-family detached residence, which fits within the proposed zoning.

This property lies within the areas targeted for annexation in the draft comprehensive plan.

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

City of Northport Planning Commission

Annexation Request



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

Zoning

 Agriculture

 Commercial Highway

 Heavy Industrial

☐ Office and Institutional

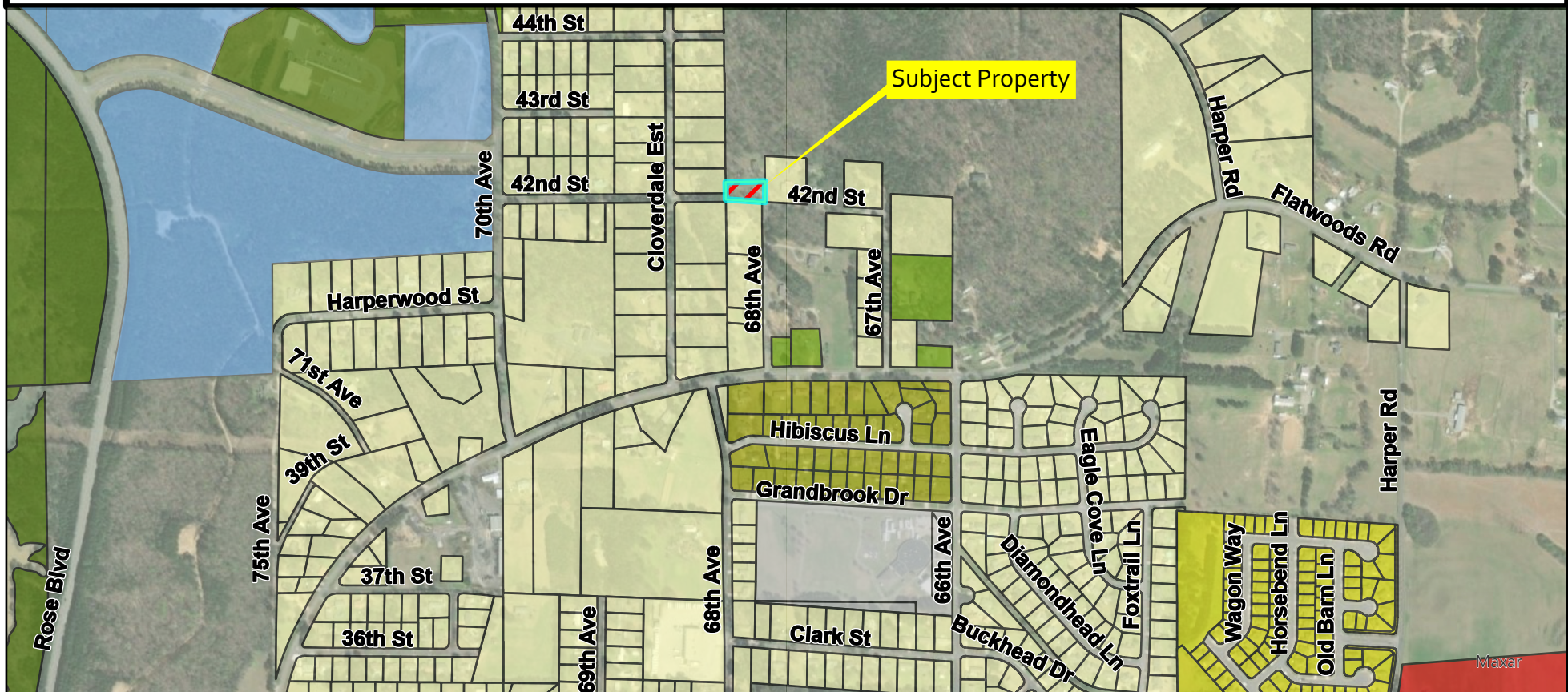
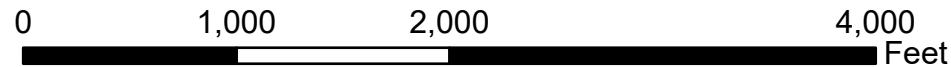
 Recreational

 Residential Single-Family - 1

 Residential Single-Family - 4

 Residential Single-Family - SD

 Subject Property





2001 8794
Recorded in the Above
DEED Book & Page
06-08-2001 04:08:34 PM
Source Of Title: 449 / 240
Examination - Probate Judge
Tuscaloosa County, Alabama

This Instrument Prepared by Isaac P. Espy (Without benefit of Title
Espy, Nettles, Scogin and Brantley, P.C.
Attorneys at Law
P.O. Box 2786
Tuscaloosa, Alabama 35403

Source of Title: Deed Book 449 Page 240, Deed Book 776 Page 463
SE 1/4 of SW 1/4 of Section 6, Township 21 South, Range 10 West
Deed Book 2001 Page 8793 Estate Page

Warranty Deed, Jointly for Life with Remainder to Survivor

STATE OF ALABAMA

TUSCALOOSA COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten, (\$10.00) Dollars, and other valuable consideration, to **Roy C. Walker**, an unmarried man, the undersigned Grantor, **Roy C. Walker, Jr.**, an unmarried man, in hand paid by **Donald W. Walker and Vickie C. Walker**, the Grantees herein, the receipt whereof is acknowledged, the Grantor does grant, bargain, sell and convey unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Tuscaloosa County, Alabama to-wit:

Commencing at an iron rod at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 21 South, Range 10 West, thence run South 01° 38' 56" West along the West boundary line of said Southeast Quarter of the Southwest Quarter and along a fence line for a distance of 167.69 feet to an iron rod and the Point of Beginning; thence run South 89° 25' 18" East for a distance of 229.69 feet to a nail and cap set, thence run South 01° 41' 54" West for a distance of 121.00 feet to a nail and cap set on the North margin of the right-of-way of 42nd Street, thence run North 84° 45' 43" West for a distance of 230.00 feet to an iron rod, thence run North 01° 38' 56" East along said West boundary line and fence line for a distance of 102.31 feet to the Point of Beginning, comprising 0.59 acres, more or less;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to fee simple.

The Grantors herein represent that they, along with the Grantee **Donald W. Walker**, are all and the only heirs at law of **Carrie B. Walker**, who died 1989, intestate.

To Have and to Hold to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and

STATE OF ALABAMA
TUSCALOOSA COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten, (\$10.00) Dollars, and other valuable consideration, to **Roy C. Walker**, an unmarried man, the undersigned Grantor, **Roy C. Walker, Jr.**, an unmarried man, in hand paid by **Donald W. Walker and Vickie C. Walker**, the Grantees herein, the receipt whereof is acknowledged, the Grantor does grant, bargain, sell and convey unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Tuscaloosa County, Alabama to-wit:

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to fee simple.

The Grantors herein represent that they, along with the Grantee **Donald W. Walker**, are all and the only heirs at law of **Carrie B. Walker**, who died 1989, intestate.

To Have and to Hold to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall

warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this _____ day of May, 2001.

Roy C. Walker
Roy C. Walker

Roy C. Walker, Jr.
Roy C. Walker, Jr.

2001 8795
Recorded in the Above
DEED Book & Page
06-08-2001 04:08:34 PM

State of Alabama

County of Tuscaloosa

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

Given under my hand and official seal this 10th day of May, 2001.

Francis [Signature]
Notary Public
My Commission expires: Sept 18, 2001

State of Alabama

County of Tuscaloosa

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

Given under my hand and official seal this 14th day of May, 2001.

Sue M. Cannon
Notary Public

Roy C. Walker

Roy C. Walker, Jr.
Roy C. Walker, Jr.

2001 8795
Recorded in the Above
DEED Book & Page
06-08-2001 04:08:34 PM

State of Alabama

County of Tuscaloosa

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Given under my hand and official seal this 10th day of May, 2001.

[Signature]
Notary Public
My Commission expires: Sept 18, 2001

State of Alabama

County of Tuscaloosa

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Given under my hand and official seal this 14th day of May, 2001.

[Signature]
Notary Public
My Commission expires: January 11, 2005

JOB NO. 201066
WALKER

EXHIBIT A
LEGAL DESCRIPTION

COMMENCE ON AN IRON ROD AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA, SAID ROD BEING THE POINT OF COMMENCEMENT; THENCE RUN S01°38'56"W ALONG THE WEST BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALONG A FENCE LINE FOR A DISTANCE OF 167.69 FEET TO AN IRON ROD, SAID ROD BEING THE POINT OF BEGINNING; THENCE RUN S89°25'18"E FOR A DISTANCE OF 229.69 FEET TO A NAIL AND CAP SET; THENCE RUN S01°41'54"W FOR A DISTANCE OF 121.00 FEET TO A NAIL AND CAP SET ON THE NORTH RIGHT-OF-WAY MARGIN OF 42ND STREET; THENCE RUN N84°45'43"W FOR A DISTANCE OF 230.0 FEET TO AN IRON ROD; THENCE RUN N01°38'56"E ALONG SAID WEST BOUNDARY LINE AND FENCE LINE FOR A DISTANCE OF 102.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA, AND CONTAINING 0.59 ACRES MORE OR LESS.



2001 8796
Recorded in the Above
DEED Book & Page
06-08-2001 04:08:34 PM
Source Of Title: 449 / 240
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

Book/Pg: 2001/8794
Term/Cashier: SCAN1 / pay
Tran: 2936.246438.260294
Recorded: 06-08-2001 16:09:01
DFE Deed Tax
PJF Probate Judge Fee
REC Recording Fee
SDI Source of Title
Total Fees: \$ 13.50

1.
2.
8.
1.

SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALONG A FENCE LINE FOR A DISTANCE OF 167.69 FEET TO AN IRON ROD, SAID ROD BEING THE POINT OF BEGINNING; THENCE RUN S89°25'18"E FOR A DISTANCE OF 229.69 FEET TO A NAIL AND CAP SET; THENCE RUN S01°41'54"W FOR A DISTANCE OF 121.00 FEET TO A NAIL AND CAP SET ON THE NORTH RIGHT-OF-WAY MARGIN OF 42nd STREET; THENCE RUN N84°45'43"W FOR A DISTANCE OF 230.0 FEET TO AN IRON ROD; THENCE RUN N01°38'56"E ALONG SAID WEST BOUNDARY LINE AND FENCE LINE FOR A DISTANCE OF 102.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 10 WEST, TUSCALOOSA COUNTY, ALABAMA, AND CONTAINING 0.59 ACRES MORE OR LESS.



2001 8796
 Recorded in the Above
 DEED Book & Page
 06-08-2001 04:08:34 PM
 Source Of Title: 449 / 240
 W. Hardy McCollum - Probate Judge
 Tuscaloosa County, Alabama

Book/Pg: 2001/8794	
Term/Cashier: SCAN1 / pay	
Tran: 2936.246438.260294	
Recorded: 06-08-2001 16:09:01	
DFE Deed Tax	1.5
PJF Probate Judge Fee	2.0
REC Recording Fee	8.5
SOT Source of Title	1.5
Total Fees: \$ 13.50	



RECEIVED
04/30/2024
@ 2:16p

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

--OFFICIAL USE ONLY--	
APPLICANT'S NAME <u>Vickie C. Walker</u>	CITY ADDRESS ASSIGNMENT
ADDRESS <u>4204 - 68th Ave.</u> <u>Northport, AL 35473</u>	ORDINANCE #
DAYTIME TELEPHONE <u>205-331-7857</u>	CASE #
EMAIL <u>vickiewalker54@icloud.com</u>	XREF. CASES:
County Address (if any) of subject property <u>(same)</u>	REQUESTED ZONING (if other than RS-1):

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

OWNERSHIP CONFIGURATION: ☒ single parcel/single ownership ☐ multiple parcels/single ownership
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

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

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

1. a. Is this property your principal residence? ☒ YES ☐ NO (if "yes," answer part B)
- b. Applicant's Marital Status: ☐ Now Married ☐ Separated ☐ Divorced ☒ Widowed ☐ Never Married
2. a. Total number of buildings on subject property: 1
☒ Number of houses ☐ Number of manufactured homes ☐ Other:
- b. Number of persons living on subject property: 1
- c. Of all persons residing on the property, how many are of voting age (18 years or older)? ☒ 1
- d. Of all persons residing on the property, how many are:
☒ White ☐ Black ☐ Hispanic ☐ Asian or Pacific Islander ☐ American ☐ Other
Indian/Eskimo/Aleut
- e. Number of children in household : 0 Ages: _____
- f. Proposed Use of Property (if any): home

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

0.59 acres - 68th Ave. - Parcel ID 31-03-06-3-001-029.001

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

APPLICANT'S SIGNATURE: <u>Vickie C. Walker</u>	DATE: <u>April 30, 2024</u>
PRINT NAME: <u>Vickie C. Walker</u>	

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)

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: VW

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: VW

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: VW

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: VW

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 30th day of April, 2004.

Names and Signatures of
ALL property owners:

Signature: Vickie C. Walker
Print Name: Vickie C. Walker

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

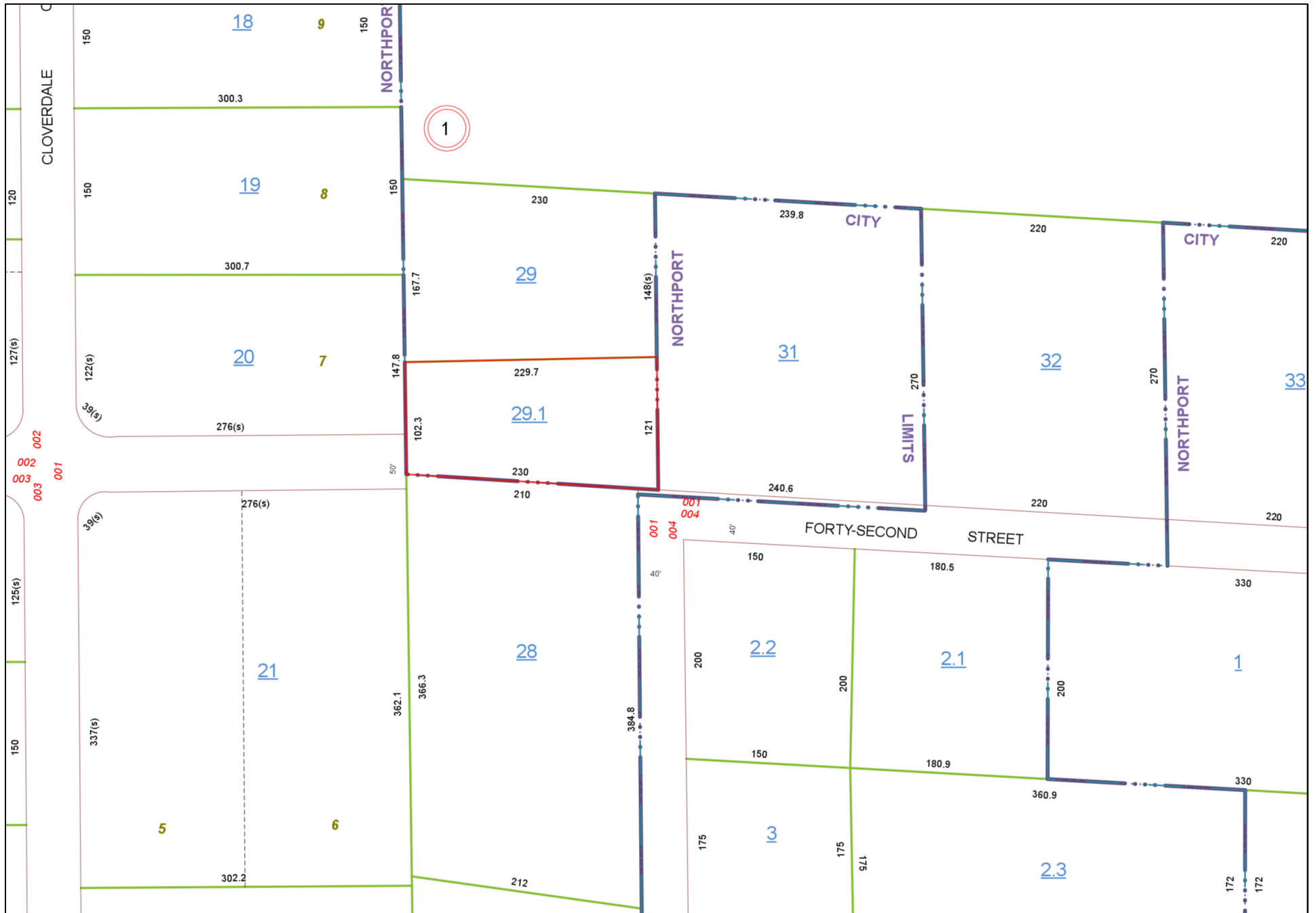
(husband -
Donald W. Walker -
deceased)

Map or Survey Attached? ☒

Legal Description Attached? ☒

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

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



2023 Property Record Card					Print Close	
						
Parcel Info						
Parcel Number		Account #	PPin	Exempt	AMENTITES	
63 31 03 06 3 001 029.001		45369	79834	H4		
Physical Addr	4204 68TH AVE					
Plat Info:	Book- Page					
Sub Info:	Sub Block: Lot					
Subdivision	None					
Neighborhood	FLATWOODS TIER 2					
District	City	S-T-R	Deed Acres	Calc Acres	Last Deed B/P/D	
01 - County North	NORTHPORT	06-21S-10W	0	0.59	B-2001 P-08794 D-05/04/2001	
Legal	PART OF S6 T21S R10W DESC AS: COM NW COR SE1/4-SW1/4; S 167.7 TO POB; E 229.7; S 121; W 230; N 102.3 TO POB					

Owner	
Name	WALKER VICKIE C
Mailing Addr	4204 68TH AVE NORTHPORT, AL 35473

2023 Values	
Land Total:	\$8,200.00
Building Total:	\$124,000.00
Appraised Value:	\$132,200.00
Yrly Tax:	\$250.01 for 2023

Building								
Bldg No	Type Abbr	Yr Built	Base SF	Upr Adj	Rms	Story	Class	CondPct
1	1-RES-SINGLE FAMILY	2003	1548	671	5	1.5	D+	72

City of Northport
Planning and Zoning Commission – June 11, 2024
Staff Report

Case: A-24-2

Applicant: Chapel Hill Baptist Church

Location: 8790 Hwy 43

Request: Annexation

Chapel Hill Baptist Church is requesting annexation of approximately 3.84 acres located at 8790 Hwy 43. This property is contiguous to the city limits and is adjacent to land zoned O-I (Office and Institutional). If approved, this property would also be zoned O-I. The property is currently in use as part of a place of worship campus, which fits within the proposed zoning.

This property lies within the areas targeted for annexation in the draft comprehensive plan.

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

City of Northport Planning Commission

Annexation Request

Zoning

 Agriculture

 General Commercial

 Office and Institutional

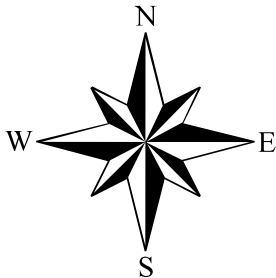
 Residential Single-Family - 1

 Residential Single-Family - 3

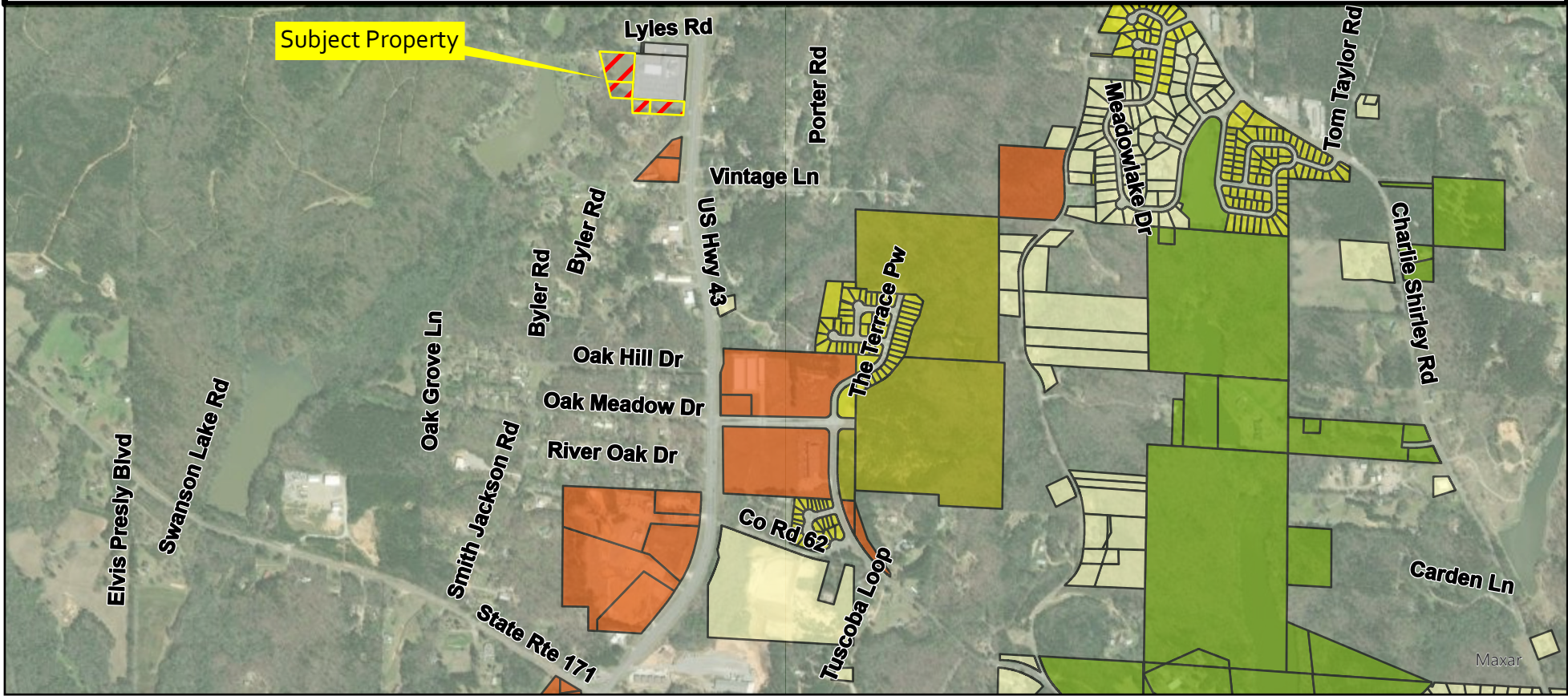
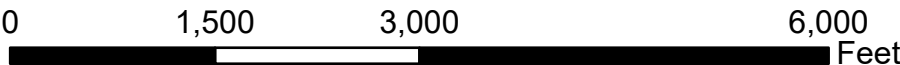
 Residential Single-Family - 4

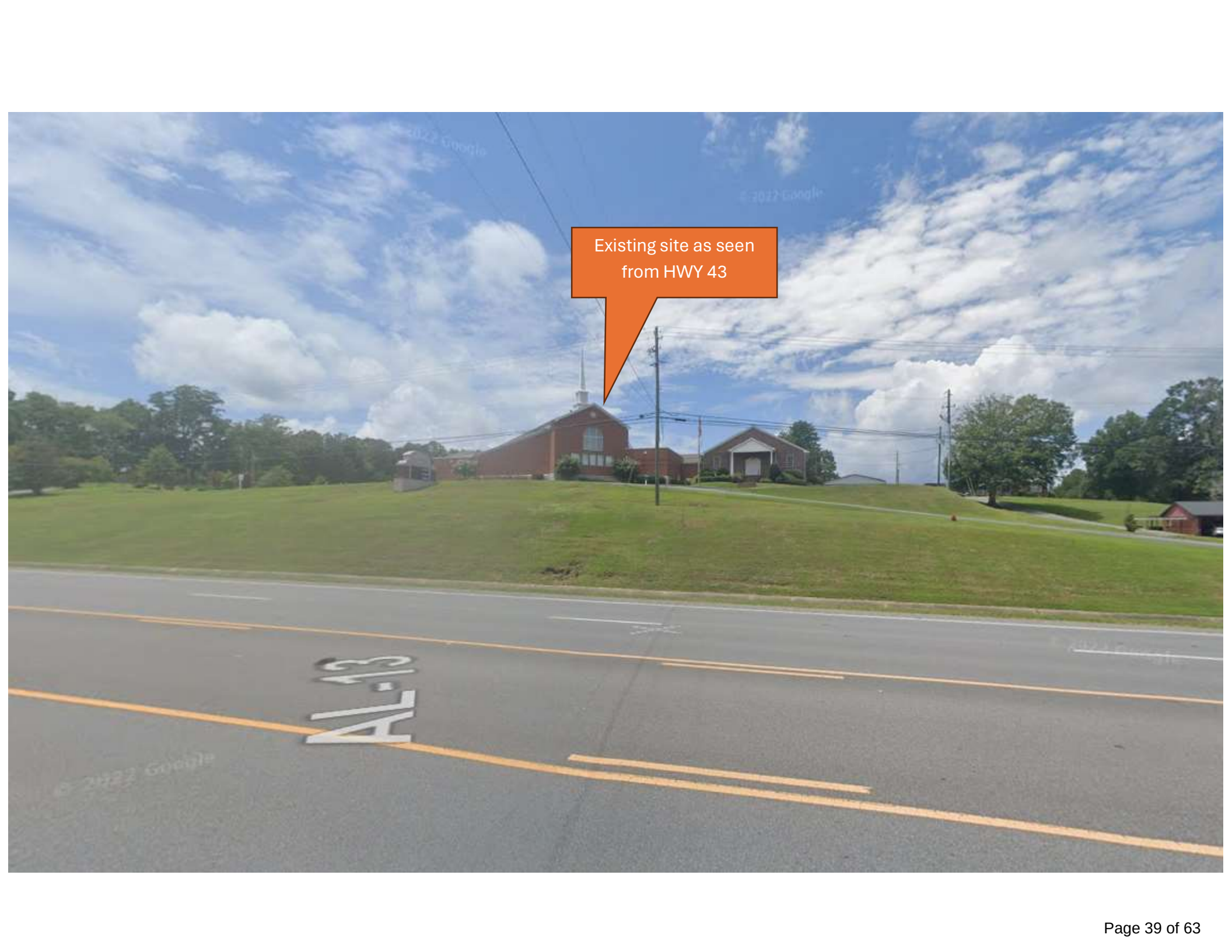
 Residential Single-Family - SD

 Subject Property

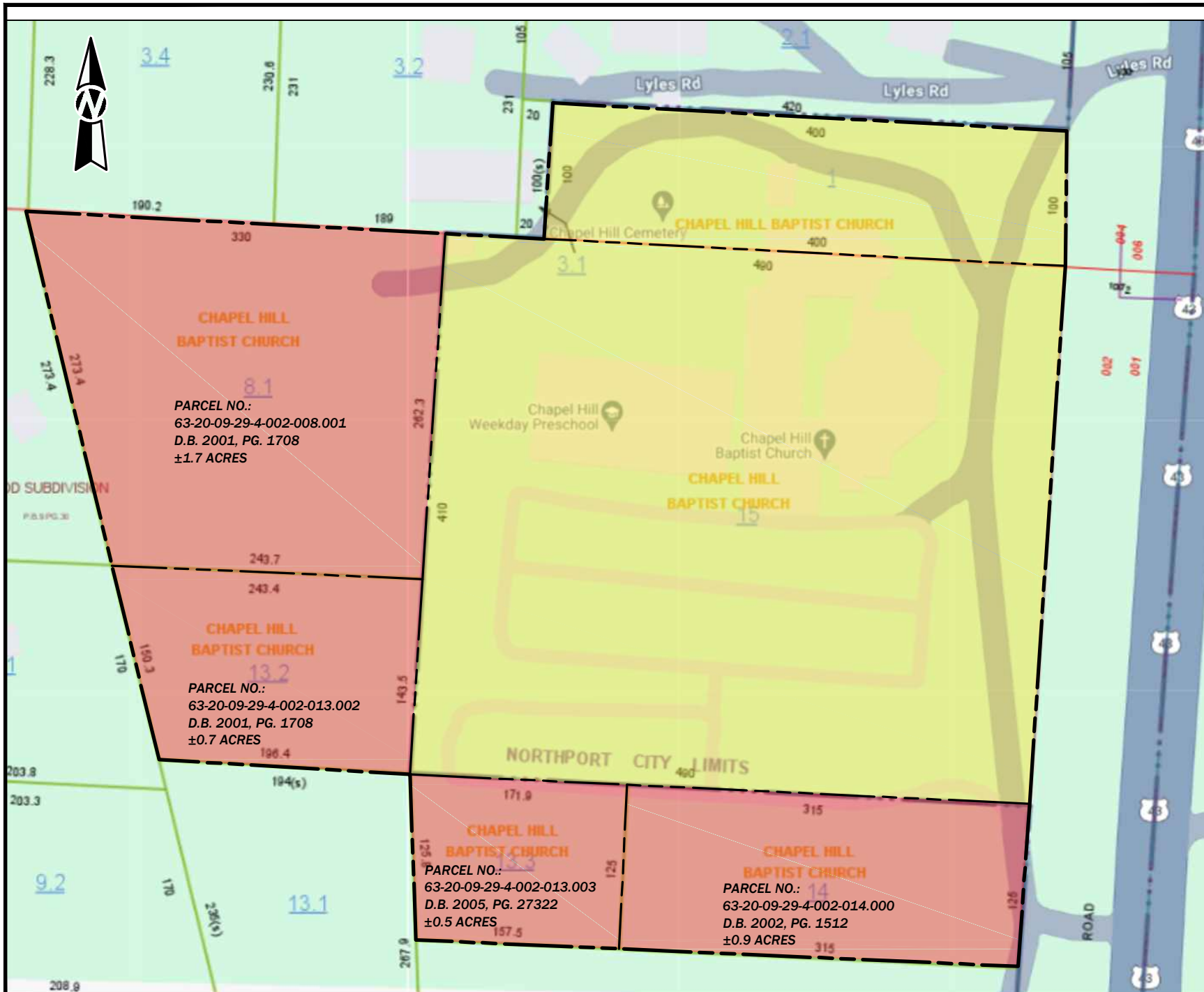


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Existing site as seen
from HWY 43



LEGEND



PROPERTY TO
BE ANNEXED



EXISTING PROPERTY
WITHIN CITY LIMITS

0 100
SCALE IN FEET

TTL

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

CHAPEL HILL BAPTIST CHURCH SUBDIVISION

PROPERTY ANNEXATION SKETCH

8790 HWY 43 N
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

**This instrument prepared without
benefit of title examination or survey by:**
Mark C. Nelson
Malone, Brinyark & Nelson, P.C.
2216 14th Street (35401)
P.O. Box 1788
Tuscaloosa, AL 35403

2001 1708
Recorded in the Above
DEED Book & Page
02-07-2001 08:52:41 AM
Source Of Title: 2001 / 1706
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

Source of Title: Deed Book 2001, Page 1706

STATE OF ALABAMA §
 § ss.
TUSCALOOSA COUNTY §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **HORACE L. BROWN**, a MARRIED man, (herein referred to as Grantor), do grant, bargain, sell, and convey unto **CHAPEL HILL BAPTIST CHURCH**, (herein referred to as Grantee), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

Parcel 1: Commence at the calculated northwest corner of said Northwest Quarter of the Southeast Quarter of Section 29 as per Deed Book 838, at Page 235, and being recorded in the Probate Office of Tuscaloosa County, Alabama; thence run eastwardly and along the accepted north line of said Quarter Quarter 285.86 feet to a 1/2 inch capped rebar set, said point being the Point of Beginning; thence continue eastwardly and along said course 329.96 feet to a 1/2 inch iron pipe found; thence with an interior angle left of 89 degrees, 25 minutes, 43 seconds, run southwardly 262.27 feet to a 1/2 inch iron pipe found; thence with an interior angle left of 90 degrees, 06 minutes, 26 seconds, run westwardly 243.74 feet to a 3/4 inch iron pipe found; thence with an interior angle left of 108 degrees, 16 minutes, 25 seconds, run northwestwardly 273.38 feet to the Point of Beginning, thus making a closing interior angle left of 72 degrees, 11 minutes, 26 seconds. Said Parcel 2 containing 1.72 acres, more or less.

Parcel 2: Commence at the calculated northwest corner of said Northwest Quarter of the Southeast Quarter of Section 29 as per Deed Book 838, at Page 235, and being recorded in the Probate Office of Tuscaloosa County, Alabama; thence run eastwardly and along the accepted north line of said Quarter Quarter 285.86 feet; thence with a deflection angle right of 72 degrees, 11 minutes, 26 seconds, run southeastwardly 273.38 feet to a 3/4 inch iron pipe found, said point being the Point of Beginning; thence continue southeastwardly and along said course 150.31 feet to a 1/2 inch capped rebar set; thence with an interior angle right of 108 degrees, 30 minutes, 00 seconds, run eastwardly 196.42 feet to a 1/2 inch iron pipe found; thence with an interior angle right of 89 degrees, 51 minutes, 03 seconds, run northwardly 143.51 feet to a 1/2 inch iron pipe found; thence with an interior angle right of 89 degrees, 55

minutes, 23 seconds, run westwardly 243.74 feet to the Point of Beginning, thus making a closing interior right angle of 71 degrees, 43 minutes, 35 seconds. Said parcel containing 0.72 acres, more or less.

This conveyance is made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the real property herein conveyed.

No part of the real property conveyed herein comprises any part of the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators 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, I have hereunto set my hand and seal, this the 23 day of December, 2000.

Horace L. Brown (SEAL)
Horace L. Brown

STATE OF ALABAMA §
 § ss.
TUSCALOOSA COUNTY §

2001 1709
Recorded in the Above
DEED Book & Page
02-07-2001 08:52:41 AM
Source of Alabama Title, 1706
Mr. Harold McCollum - Probate Judge
Tuscaloosa County, Alabama

I, the undersigned authority, a notary public for the State of Alabama at Large, hereby certify that Horace L. Brown, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of December, 2000.

Patricia L. Stough
Notary Public
State of Alabama at Large
My Commission Expires: 02-07-2003

REF:ME0893.DOC

Book/Pg: 2001/1708
Term/Cashier: SCAN2 / njj
Tran: 2141.234019.242553
Recorded: 02-07-2001 08:53:23
DFE Deed Tax 2.00
PJF Probate Judge Fee 2.00
REC Recording Fee 6.00
SOT Source of Title 1.00
Total Fees: \$ 11.00

**This instrument prepared without
benefit of survey by:**

Mark C. Nelson
Brinyark & Nelson, P.C.
2216 14th Street (35401)
P.O. Box 1788
Tuscaloosa, AL 35403

2002 1512
Recorded in the Above
DEED Book & Page
01-28-2002 02:01:38 PM
Source Of Title: 1000 / 311
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

STATE OF ALABAMA §
§ ss.
TUSCALOOSA COUNTY §

SOURCE OF TITLE: DEED BOOK 2002 PAGE 1510
DEED BOOK 2002 PAGE 1511
DEED BOOK 1000, PAGE 311

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **GERALD T. GOODMAN**, a married man, **LaVAUGHN GOODMAN**, a married man, **MORRIS E. CARR**, a married man, and **SARAH M. FREEMAN**, a married woman, (herein referred to as Grantors), do grant, bargain, sell, and convey unto **CHAPEL HILL BAPTIST CHURCH OF NORTHPORT, ALABAMA**, (herein referred to as Grantee), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

Beginning at the Southeast corner of that property conveyed to A. L. Sanders by Horace T. Brown and wife by deed dated July 21, 1955, at a point on the West margin of the Byler Road; run thence along the West margin of said road in a southerly direction a distance of 125 feet to a point; run thence due west a distance of 315 feet to a point; run thence due north a distance of 125 feet to a point on the South boundary line of said property conveyed to Sanders; run thence East along the South boundary of said Sanders property a distance of 315 feet to the point of beginning. All of the above described property lying and being in the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section 29, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama.

This conveyance is made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the real property herein conveyed.

This is to certify that no part of the real property conveyed herein constitutes the homestead of Grantors or their spouses.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators 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, we have hereunto set our hands and seals, this the 4th day of January, 2002.

Gerald T. Goodman (SEAL)
Gerald T. Goodman

LaVaughn Goodman (SEAL)
LaVaughn Goodman

Morris E. Carr (SEAL)
Morris E. Carr

Sarah M. Freeman (SEAL)
Sarah M. Freeman

STATE OF ALABAMA §
 § ss.
TUSCALOOSA COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gerald T. Goodman, LaVaughn Goodman, Morris E. Carr and Sarah M. Freeman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2002.

M. Carr
Notary Public
My Commission Expires: 6/17/03

REP:ME1903.DOC

2002 1513
Recorded in the Above
DEED Book & Page
01-28-2002 02:01:38 PM
Source Of Title: 1000 / 311
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama
Book/Pg: 2002/1512
Term/Cashier: SCAN1 / PatsyV
Tran: 3320.270136.292768
Recorded: 01-28-2002 14:02:15
DFE Deed Tax 72.00
PJF Probate Judge Fee 2.00
REC Recording Fee 8.00
SOT Source of Title 1.50
Total Fees: \$ 83.50

NAME Wayne Randall
ADDRESS Donald, Randall & Donald
P.O. Box 2155, Tuscaloosa, AL 35403
SOURCE OF TITLE Deed
BOOK 2005 PAGE 9130
BOOK _____ PAGE _____
Subdivision _____ Lot _____ Plat Bk _____ Page _____

2005 27322
Recorded in the Above
DEED Book & Page
12-20-2005 10:39:15 AM
Source Of Title: 2005 / 9130
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

That in consideration of ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned Grantors, Horace Lloyd Brown and wife, Trillie P. Brown, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Horace Lloyd Brown and wife, Trillie P. Brown, herein referred to as GRANTORS, do hereby grant, bargain, sell and convey unto Chapel Hill Baptist Church, a corporation, herein referred to as GRANTEE, the following described real estate situated in Tuscaloosa County, Alabama to-wit:

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 29, Township 20 South, Range 10 West in Tuscaloosa County, Alabama, and being more particularly described as follows:

AS a STARTING POINT, begin at the Northwest corner of the Northwest Quarter of the Southeast of said Section 29; thence run in an Easterly direction along the North boundary of said Quarter-Quarter for a distance of 285.86 feet to a point; thence with a deflection angle of 72 degrees 11 minutes to the right, run in a Southeasterly direction for a distance of 423.69 feet to a point; thence with a deflection angle of 71 degrees 30 minutes, run in a Southeasterly direction for a distance of 196.42 feet to the POINT OF BEGINNING of the parcel herein described; thence continue in a Southeasterly direction along said course for a distance of 171.93 feet to a point; thence with an interior angle of 89 degrees 54 minutes, run in a Southwesterly direction for a distance of 125.00 feet to a point; thence with an interior angle of 90 degrees 06 minutes, run in a Northwesterly direction for a distance of 157.48 feet to a point; thence with an interior angle of 96 degrees 30 minutes, run in a Northerly direction for a distance of 125.81 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 83 degrees 30 minutes. Said parcel containing 0.47 acres.

This conveyance is subject to easements, rights-of-way, restrictive covenants, and other matters applicable to the above described real property of record in the Probate Office of the County in which such real property is located.

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

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its heirs, successors or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28 day of November, 2005.

Horace Lloyd Brown (Seal)
Horace Lloyd Brown

Trillie P. Brown (Seal)
Trillie P. Brown

STATE OF ALABAMA)
TUSCALOOSA COUNTY) General Acknowledgment

I, LISA R. SHIRLEY, a Notary Public in and for said County, in said State, hereby certify that Horace Lloyd Brown and wife, Trillie P. Brown, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of November, A.D., 2005.

My Commission Expires:

7-11-06


Notary Public in and for the State of
Alabama at Large.

2005 27323

Recorded in the Above

DEED Book & Page

12-20-2005 10:39:15 AM

Source Of Title: 2005 / 9130

W. Hardy McCollum - Probate Judge

Tuscaloosa County, Alabama

Book/Pg: 2005/27322

Term/Cashier: SCAN2 / hazeln

Tran: 6294.432381.514987

Recorded: 12-20-2005 10:39:30

DFE Deed Tax 30.00

PJF Probate Judge Fee 2.00

REC Recording Fee 6.00

SOT Source of Title 1.00

Total Fees: \$ 39.00

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

	—OFFICIAL USE ONLY—
APPLICANT'S NAME Chapel Hill Baptist Church	
ADDRESS 8790 Hwy 43 N, Northport, AL 35473	CITY ADDRESS ASSIGNMENT
DAYTIME TELEPHONE 205-339-4071	ORDINANCE #
EMAIL bporter@tlusa.com	CASE #
County Address (if any) of subject property	XREF. CASES:
	REQUESTED ZONING (if other than RS-1):

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

OWNERSHIP CONFIGURATION: ☐ single parcel/single ownership ☒ multiple parcels/single ownership
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

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

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

1. a. Is this property your principal residence? ☐ YES ☒ NO (if "yes," answer part B)
- b. Applicant's Marital Status: ☐ Now Married ☐ Separated ☐ Divorced ☐ Widowed ☐ Never Married
2. a. Total number of buildings on subject property: 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: N/A
- f. Proposed Use of Property (if any): Church

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

Approx. 3.8 acres west and south of existing Chapel Hill church property that is currently within the City Limits.

Parcel #'s: 63 20 09 29 4 002 008.001, 013.002, 013.003, 014.000

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

APPLICANT'S SIGNATURE: 	DATE: <u>05/13/24</u>
PRINT NAME: <u>BRADLEY PORTER</u> TTL, Inc. As Designated Agent	

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)



PETITION FOR ANNEXATION

To The City of Northport, Alabama:

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

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

Initials: BP

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: BP

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: BP

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: BP

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 13th day of May, 2002 2024.

Names and Signatures of
ALL property owners:

Signature: Bradley Porter
Print Name: BRADLEY PORTER - TFL, Inc. As Designated Agent

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Map or Survey Attached? x

Legal Description Attached? x

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

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

City of Northport
Planning and Zoning Commission – June 11, 2024
Staff Report

Case: S-24-13

Applicant: Chapel Hill Baptist Church

Location: 8790 Hwy 43

Request: Preliminary Plat

Chapel Hill Baptist Church is requesting preliminary plat approval for approximately 9.36 acres located at 8790 Hwy 43. The site currently consists of a place of worship campus spread across 6 separate parcels. Since a building expansion is proposed, the zoning ordinance requires that the development site be consolidated into one lot.

The proposed lot meets the minimum lot width and area requirements found in table 4-2 of the zoning ordinance.

There are no waiver requests associated with this plat.

Any action on this item will require 6 affirmative votes.

City of Northport Planning Commission

Preliminary Plat

Zoning

Agriculture

General Commercial

Office and Institutional

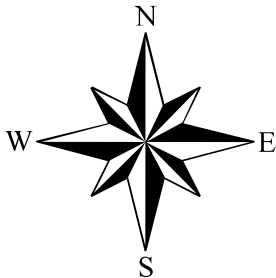
Residential Single-Family - 1

Residential Single-Family - 3

Residential Single-Family - 4

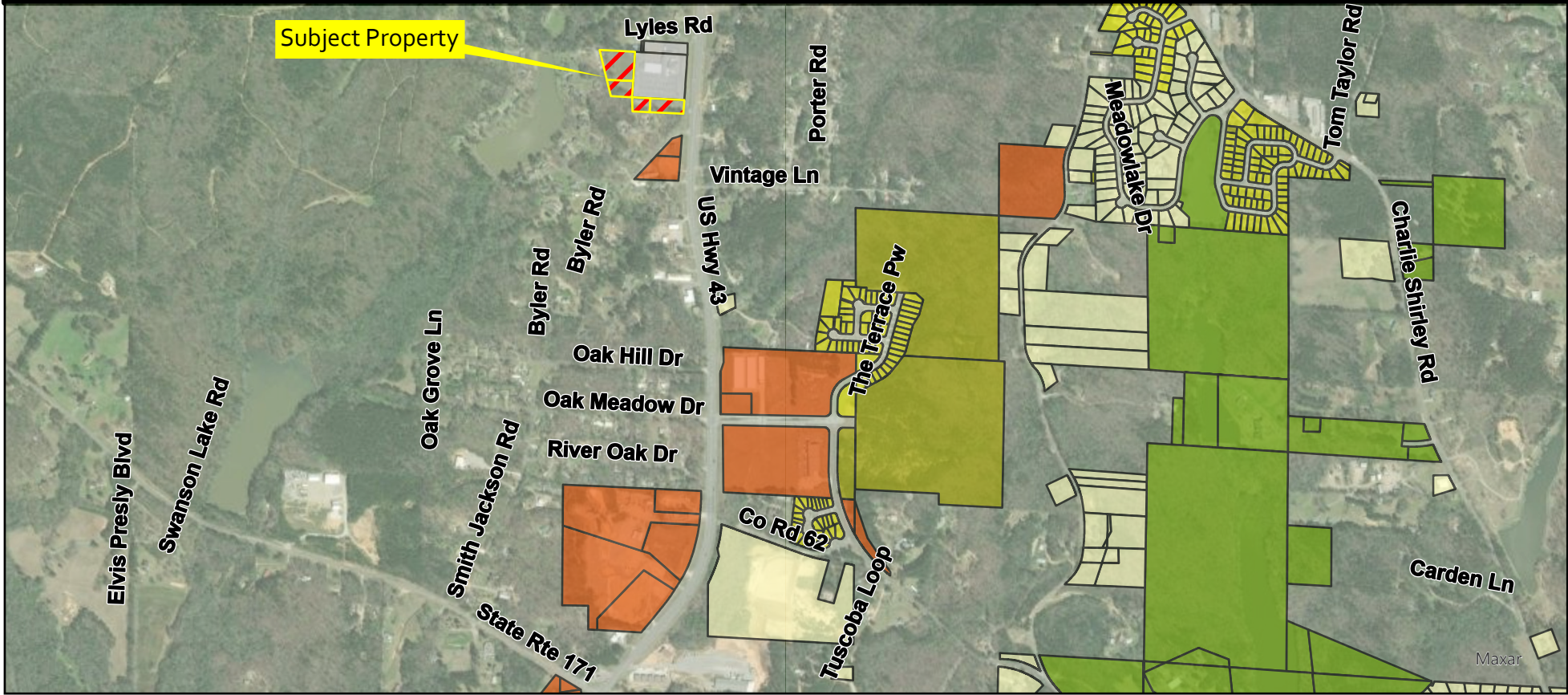
Residential Single-Family - SD

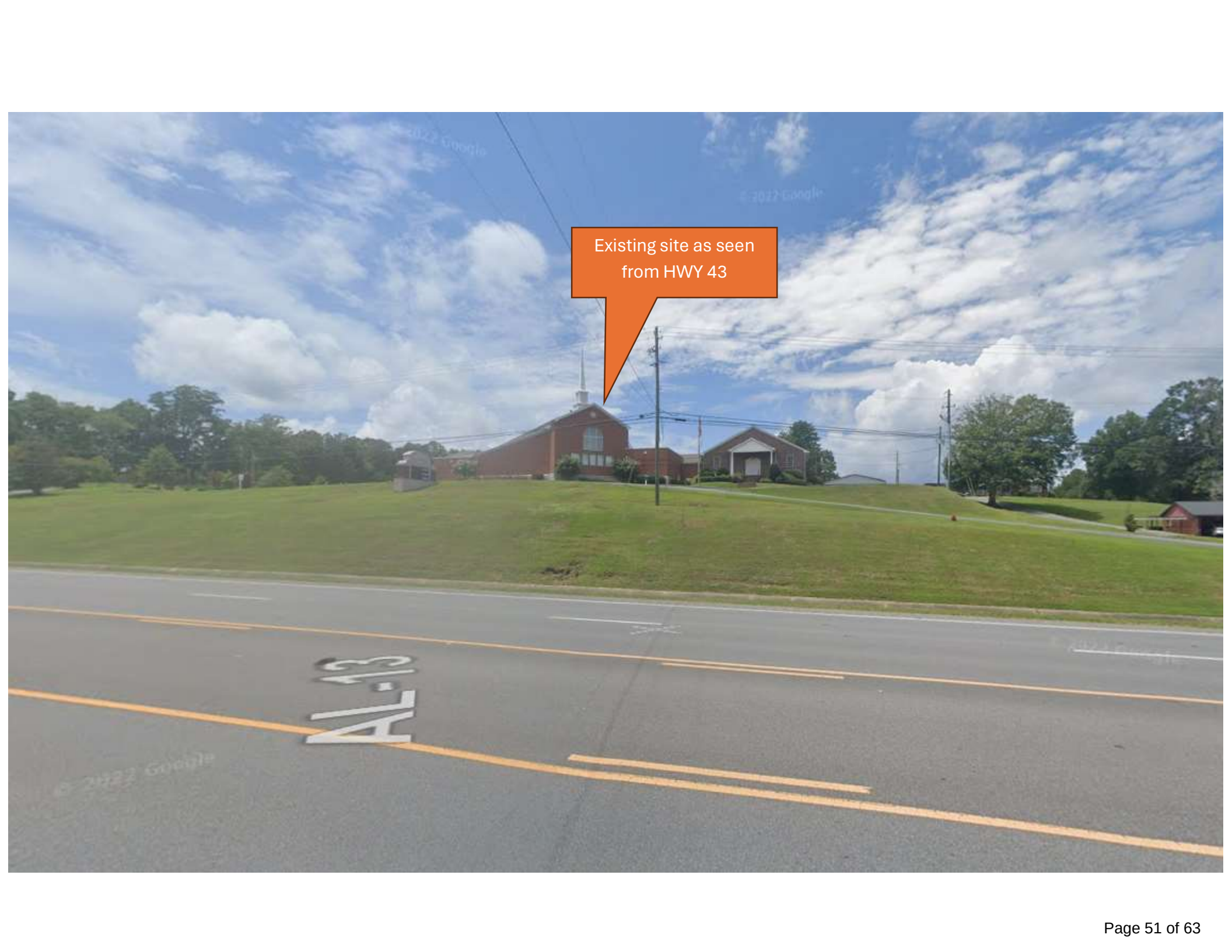
Subject Property



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

0 1,500 3,000 6,000 Feet





Existing site as seen
from HWY 43



City of Northport

Designation of Agent Form

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

I, Chapel Hill Baptist Church, being owner of the property which is the subject of this application hereby authorize TTL, Inc. (BRADLEY PORTER FRANK SUMMERS) 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: [Signature]

Date: 04/18/24

Property Owner Mailing Address: 8790 Hwy 43 N

Northport, AL 35473

Phone Number: 205-339-4071

Authorized Agent Mailing Address: 3516 Greensboro Avenue

Tuscaloosa, AL 35401

Phone Number: 205-345-0816

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

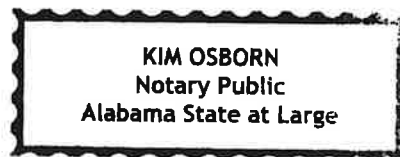
I, Kim Osborn, a Notary Public in and for said County and State, hereby certify that Chapel Hill Baptist Church whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily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

Given my hand and seal of office this 18th day of April, 2024

Kim Osborn

Notary Public

My Commission Expires: 01/05/2027





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

May 13, 2024

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

RE: *Subdivision Submittal for Chapel Hill Baptist Church*
TTL Project No. 12-10-00102.00

Dear Ms. Ramm:

We are writing on behalf of the Petitioner to request the following waiver from the subdivision regulations for the proposed Chapel Hill Baptist Church Subdivision.

1. Sidewalk Waiver: The Petitioner seeks a full waiver over the requirement to construct a sidewalk along Highway 43 (SR-13). See attached letter from the Alabama Department of Transportation indicating that they will not require sidewalk along AL-13 at MP 201.26 to 201.39 Left.

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

Sincerely,

TTL, Inc.

A handwritten signature in blue ink that reads 'Bradley Porter'.

Bradley Porter, P.E.
Civil Regional Manager



Kay Ivey
Governor

ALABAMA DEPARTMENT OF TRANSPORTATION

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



John R. Cooper
Transportation Director

March 15, 2024

Chapel Hill Baptist Church
8790 Hwy 43
Northport, AL 35473

Attn: Mr. Frank Summers

Re: Sidewalk Requirements
Tuscaloosa County

Dear Mr. Summers,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-13 at MP 201.26 to 201.39 Left.

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

Respectfully,

C. Brett Paulk
District 52 Administrator

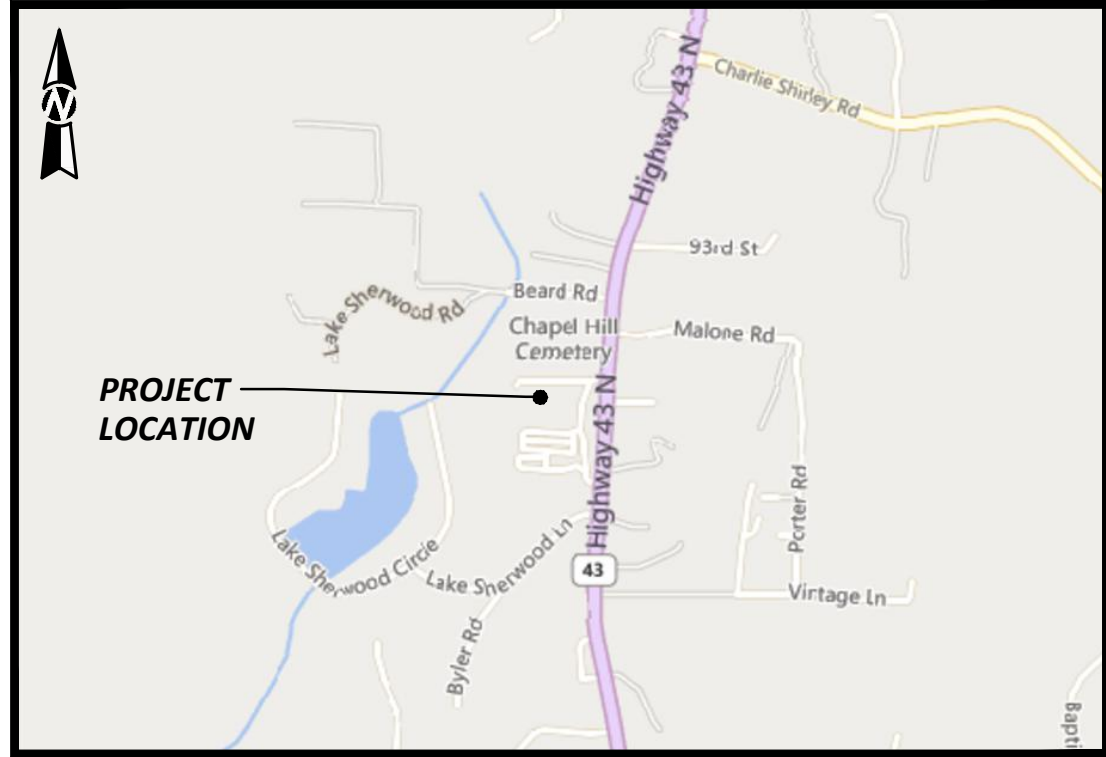
CBP/ DKC

Enclosures

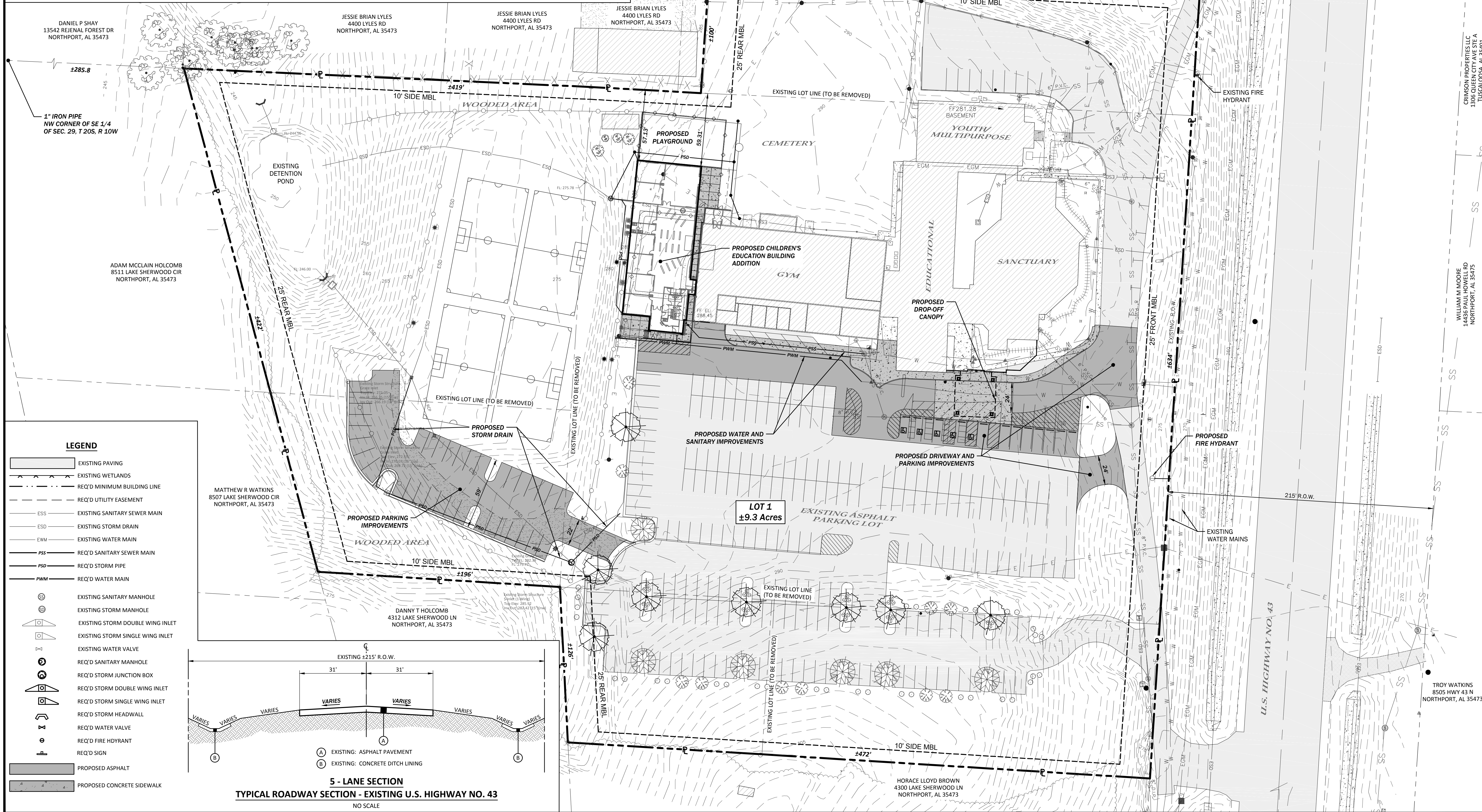
cc: File w/ Attachment

GENERAL NOTES

- TOTAL ACREAGE TO BE SUBDIVIDED: ±9.3 AC
TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: ±9.3 ACRES
- CONTOUR INTERVAL: 1' (EXISTING CONTOURS).
ELEVATIONS BASED ON TOPOGRAPHIC SURVEY.
OWNER: CHAPEL HILL BAPTIST CHURCH
8790 HWY 43 N
NORTHPORT, AL 35473
DEVELOPER: CHAPEL HILL BAPTIST CHURCH
8790 HWY 43 N
NORTHPORT, AL 35473
SURVEYER: HINDMAN SURVEYING, LLC
15900 JACKSON TRACE RD
COKER, AL 35452
- CURRENT ZONING:
- PLANNING JURISDICTION
- OI
- PROPOSED ZONING: OI
- PROPOSED SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 25'
- NUMBER OF LOTS: 1 LOT
- SOURCE OF TITLE: DB 259, PG 466
DB 2001, PG 1708
DB 2002, PG 1512
DB 2005, PG 27322
- SUBJECT PROPERTY LIES IN ZONE X (UNSHADED).
AREAS OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN, AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS NUMBERS
01125C0338G AND 01125C0336G (MAP
EFFECTIVE DATE: 1/16/2014).
- APPROPRIATE EROSION CONTROL MEASURES
SHALL BE IMPLEMENTED AT THE TIME OF
SUBDIVISION CONSTRUCTION PER ENGINEER'S
RECOMMENDATION.
PROPOSED UTILITIES REFLECTED ON THIS SHEET
ARE PRELIMINARY IN NATURE AND SUBJECT TO
MODIFICATION WITH DETAILED DESIGN OF
PLANNED IMPROVEMENTS.

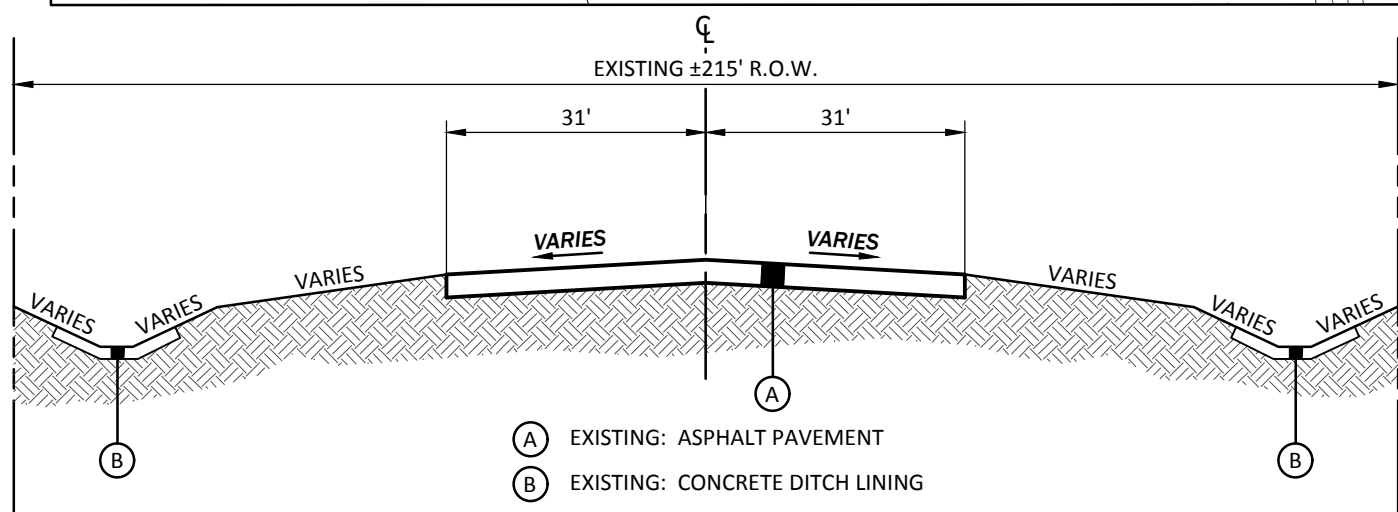


VICINITY MAP



LEGEND

- EXISTING PAVING
- EXISTING WETLANDS
- REQ'D MINIMUM BUILDING LINE
- REQ'D UTILITY EASEMENT
- ESS - EXISTING SANITARY SEWER MAIN
- ESD - EXISTING STORM DRAIN
- EWM - EXISTING WATER MAIN
- PSS - REQ'D SANITARY SEWER MAIN
- PSD - REQ'D STORM PIPE
- PWM - REQ'D WATER MAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM DOUBLE WING INLET
- EXISTING STORM SINGLE WING INLET
- EXISTING WATER VALVE
- REQ'D SANITARY MANHOLE
- REQ'D STORM JUNCTION BOX
- REQ'D STORM DOUBLE WING INLET
- REQ'D STORM SINGLE WING INLET
- REQ'D STORM HEADWALL
- REQ'D WATER VALVE
- REQ'D FIRE HYDRANT
- REQ'D SIGN
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK



5 - LANE SECTION
TYPICAL ROADWAY SECTION - EXISTING U.S. HIGHWAY NO. 43
NO SCALE

CHAPEL HILL BAPTIST CHURCH SUBDIVISION
PART OF THE NW 1/4 OF THE SE 1/4 & PART OF THE SW
1/4 OF THE NE 1/4 OF SEC. 29, T20S, R10W,
TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION)

PRELIMINARY PLAT

No.	Date	Revision Description

Drawn By: M B P	Checked By: M B P
Date: 05/28/24	Proj. No.: 12-10-00102.00
File Name: 12.102.Preliminary Plat.dwg	

Sheet No.
1

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

NORTHPORT, ALABAMA

New Submission ☒Re-Submission ☐

Date of first submission:

____/____/____

City of Northport

Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____/____/____

Deadline: ____/____/____

Application Submitted: ____/____/____

Name of Subdivision: Chapel Hill Baptist Church SubdivisionName of Applicant: Chapel Hill Baptist Church Phone: 205-339-4071Name of Owner: Chapel Hill Baptist Church Phone: 205-339-4071Address: 8790 Hwy 43 N, Northport, AL 35473Engineer: TTL, Inc. Phone: 205-345-0816Address: 3516 Greensboro Avenue, Tuscaloosa, AL 35401 Email: bporter@ttlusa.comSurveyor: Hindman Surveying, LLC Phone: 205-737-5841Address: 15900 Jackson Trace Rd, Coker, AL 35452 Email: hindmansurvey@gmail.com

In City Limits? Yes ☒ No ☐ Current Zoning: Ol/Unzoned Proposed Zoning: Ol Total Acreage: +/- 9.3 Total Lots: 1
Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 03 / 12 / 2024 *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: N/A

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

Describe the Location of Property to be Subdivided:

Existing property around Chapel Hill Baptist Church on west side of Highway 43, approximately 1.1 miles north of Hwy 43 intersection with Hwy 171.

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

Waivers:

Waiver of sidewalk construction along Hwy 43. See letter provided by ALDOT that sidewalk is not required.

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

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: Bradley Porter TTL, Inc. as designat& agent Date: 05 / 13 / 2024

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

New Submission ☒Re-Submission ☐

Date of first submission:

City of Northport

Preliminary Plat Application and ChecklistName of Subdivision: Chapel Hill Baptist Church SubdivisionName of Applicant: Chapel Hill Baptist ChurchPhone: 205-339-4071

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: Bradley Porter ^{TTL, Inc. as} designated agent Date: 05 / 13 / 24

City of Northport
Planning and Zoning Commission – June 11, 2024
Staff Report

Case: S-24-14

Applicant: Michael Hal

Location: North of Oak Way and west of Leeward Avenue

Request: Master Plan Revision

Michael Hall is requesting a master plan revision for approximately 15.48 acres for the Northwood Estates Fifth Section located north of Oak Way and east of Leeward Avenue. The site currently consists of two undeveloped parcels. The previously approved master plan showed this property containing seventeen lots. The applicant is proposing to combine the two parcels into one lot that would contain a single detached residence.

The proposed lot meets the minimum lot width and area requirements found in table 4-2 of the zoning ordinance.

There are no waiver requests associated with this plat.

Any action on this item will require 6 affirmative votes.

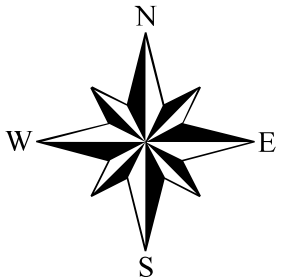
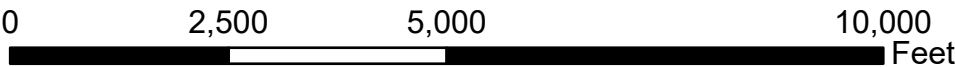
City of Northport Planning Commission

Master Plan Revision

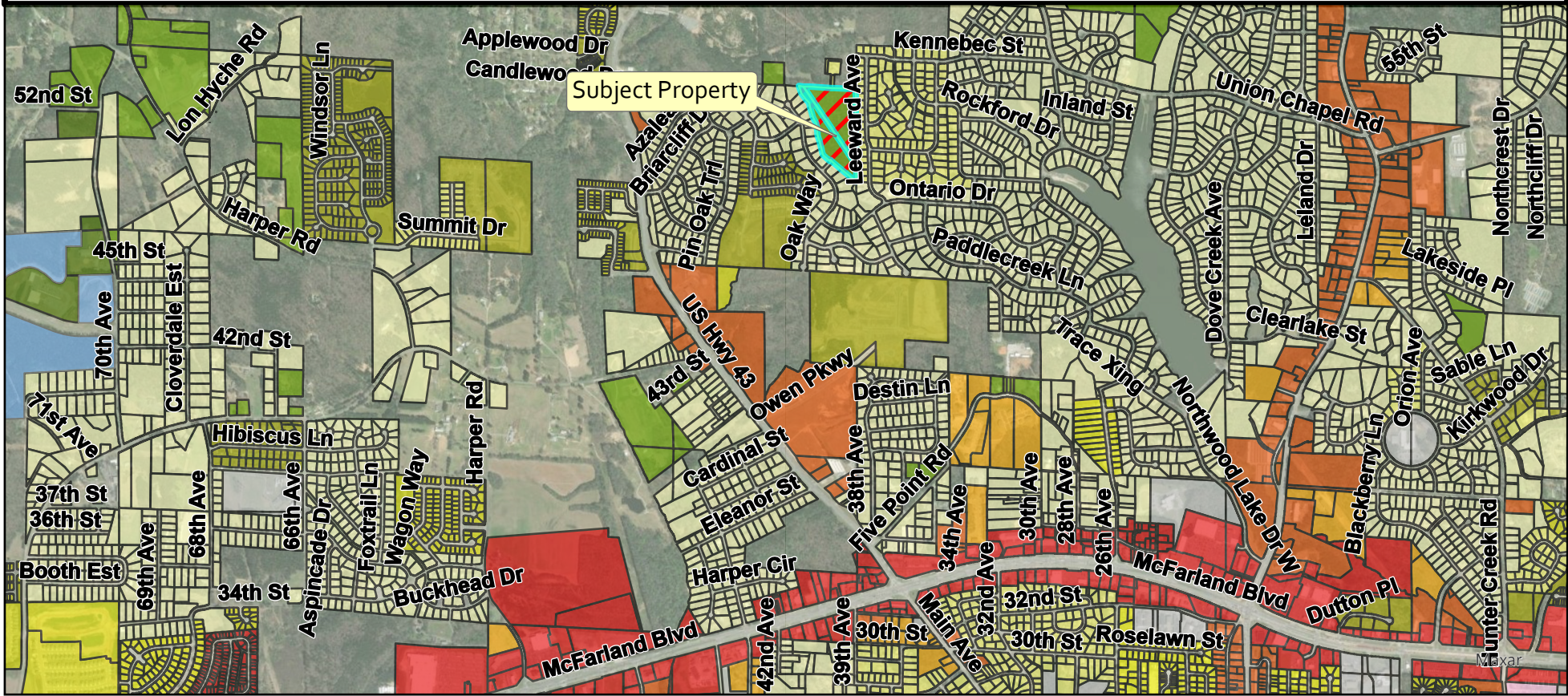
Zoning

- Agriculture
- Commercial Highway
- General Commercial
- Heavy Industrial
- Mobile Home Park
- Neighborhood Commercial
- Office and Institutional

- Recreational
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Residential Single-Family - SD
- Subject Property

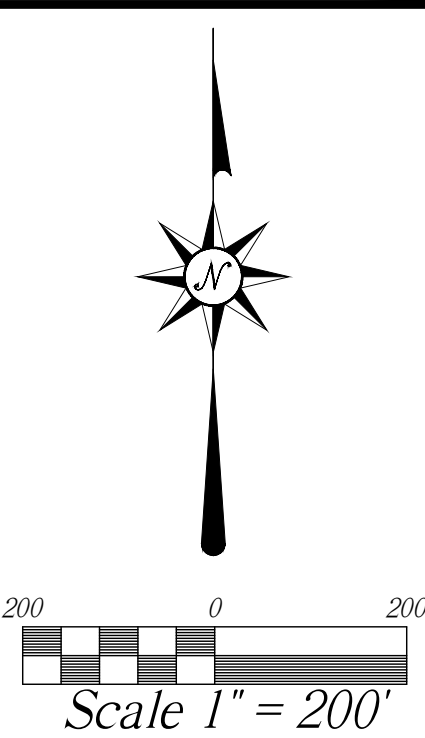


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Existing property as
seen from Oak Way



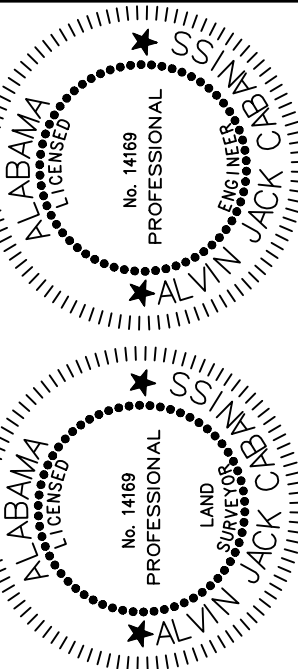
OWNER/DEVELOPER
Michael & Allison Hall
5602 Summit Drive
Northport, AL 35473

- | | | | |
|--|---|---|---|
| 1. Parcel ID#: 20-09-32-4-001-008.006
Deborah Miller Lowther
3900 Waldorf Drive
Northport, AL 35473 | 11. Parcel ID#: 31-02-04-2-002-031.019
Gary L. Box
5002 Leeward Avenue
Northport, AL 35473 | 21. Parcel ID#: 31-03-05-1-001-001.038
Raphael C. Sneed
4917 Oak Way
Northport, AL 35473 | 31. Parcel ID#: 31-03-05-1-001-001.028
Timothy McCauley
5205 Oak Way
Northport, AL 35473 |
| 2. Parcel ID#: 20-09-32-4-001-008.002
Deborah Miller Lowther
3900 Waldorf Drive
Northport, AL 35473 | 12. Parcel ID#: 31-02-04-2-002-030.009
Paulette & Jerry Roden
4908 Leeward Avenue
Northport, AL 35473 | 22. Parcel ID#: 31-03-05-1-001-001.037
Jane Cameron
6340 Central Park Lane NW
Huntsville, AL 35806 | 32. Parcel ID#: 31-03-05-1-001-001.027
Renee Clark
5209 Oak Way
Northport, AL 35473 |
| 3. Parcel ID#: 20-09-32-4-001-008.011
Deborah Miller Lowther
3900 Waldorf Drive
Northport, AL 35473 | 13. Parcel ID#: 31-02-04-2-002-030.010
Kevin & Emily Covington
4904 Leeward Avenue
Northport, AL 35473 | 23. Parcel ID#: 31-03-05-1-001-001.036
Brent O. Freeman
5005 Oak Way
Northport, AL 35473 | 33. Parcel ID#: 31-03-05-1-001-001.026
Marianne N. Thomas & Wanda S. Hannah
11710 Sutton Trail
Coker, AL 35452 |
| 4. Parcel ID#: 20-09-32-4-001-008.012
Deborah Miller Lowther
3900 Waldorf Drive
Northport, AL 35473 | 14. Parcel ID#: 31-02-04-2-002-030.011
K. Scott Miller
4900 Leeward Avenue
Northport, AL 35473 | 24. Parcel ID#: 31-03-05-1-001-001.035
Margaret A. White
5009 Oak Way
Northport, AL 35473 | |
| 5. Parcel ID#: 20-08-33-3-001-008.034
Terri G. Spain
5204 Leeward Avenue
Northport, AL 35473 | 15. Parcel ID#: 31-02-04-2-002-030.012
James & Lindsay Halgren
4808 Leeward Avenue
Northport, AL 35473 | 25. Parcel ID#: 31-03-05-1-001-001.034
Howard Brent Clayton
5101 Oak Way
Northport, AL 35473 | |
| 6. Parcel ID#: 31-02-04-2-002-031.014
Charles Spruiell
5200 Leeward Avenue
Northport, AL 35473 | 16. Parcel ID#: 31-02-04-2-002-030.013
Mark T. Palmer
4804 Leeward Avenue
Northport, AL 35473 | 26. Parcel ID#: 31-03-05-1-001-001.033
Terry L. Abrams
5105 Oak Way
Northport, AL 35473 | |
| 7. Parcel ID#: 31-02-04-2-002-031.000
Leigh G. Godfrey
5110 Leeward Avenue
Northport, AL 35473 | 17. Parcel ID#: 31-02-04-2-002-030.014
Jack Mitchell
900 Lakeside Place
Northport, AL 35476 | 27. Parcel ID#: 31-03-05-1-001-001.032
Christopher Poling
5109 Oak Way
Northport, AL 35473 | |
| 8. Parcel ID#: 31-02-04-2-002-031.016
Donald V. Venable
5106 Leeward Avenue
Northport, AL 35473 | 18. Parcel ID#: 31-02-04-2-002-030.015
James & Robin Sansom
4708 Leeward Avenue
Northport, AL 35473 | 28. Parcel ID#: 31-02-04-2-002-031.031
Louis Guidroz
5113 Oak Way
Northport, AL 35473 | |
| 9. Parcel ID#: 31-02-04-2-002-031.017
Jill Morgan
5102 Leeward Avenue
Northport, AL 35473 | 19. Parcel ID#: 31-02-04-2-002-016.003
Kyle Chretien
4704 Leeward Avenue
Northport, AL 35473 | 29. Parcel ID#: 31-03-05-1-001-001.030
Adriana Lazarescu
5117 Oak Way
Northport, AL 35473 | |
| 10. Parcel ID#: 31-02-04-2-002-031.018
Ted Roberts
5006 Leeward Avenue
Northport, AL 35473 | 20. Parcel ID#: 31-03-05-1-001-001.044
Kyle Chretien
4704 Leeward Avenue
Northport, AL 35473 | 30. Parcel ID#: 31-03-05-1-001-001.029
Terri T. Phillips
5201 Oak Way
Northport, AL 35473 | |

CABANISS ENGINEERING, INC.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LUREN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020140 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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Revised Master Plan NORTHWOOD ESTATES & NORTHWOOD GARDENS

JOB NO:	24-05-002
DATE OF SURVEY:	N/A
FB/PG:	N/A
FILE NAME:	0504013/MASTERPLAN.DWG
DATE:	05/10/2024
SOURCE OF TITLE:	D.B. 2023, PG. 8350
SCALE:	1" = 200'
DWN/CHK BY:	THS/AJC
REVISION:	05/29/2024
SHEET:	1 OF 1



City of Northport Master Plan Application and Checklist

New Submission
Re-Submission
Date of first submission

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

Name of Subdivision: Northwood Estates Fifth Section
Name of Applicant: Al Cabaniss, PE, PLS Phone: 205.758.9032
Name of Owner: Michael & Allison Hall Phone: 859.404.1624
Address: 5602 Summit Drive, Northport, AL 35473 Email: bherndon@hhasurveyors.com
Engineer: Al Cabaniss, PE, PLS Phone: 205.758.9032
Address: PO Box 020440, Tuscaloosa, AL 35402 Email: acabaniss@cabanisseng.com
Surveyor: Al Cabaniss, PE, PLS Phone: 205.758.9032
Address: PO Box 020440, Tuscaloosa, AL 35402 Email: acabaniss@cabanisseng.com

In City Limits?

Yes
No

Current Zoning: Not Zoned Proposed Zoning: RS-1 Total Acreage: 15.48

Total Lots: 1

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: N/A

Required, unless expressly waived by Planning Director

If this is a revision, name and date of most recent approved master plan: 6/14/2005

Describe the Location of Property to be Subdivided: Property is North of Oak Way and West of Leeward Avenue in the Northwood Estates Neighborhood.

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

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****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 / 13 / 2024

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