

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 13, 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. July 16, 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 requests a conditional use for a service station for a location south of Owen Parkway and east of U.S. Highway 43
 - B. **S-24-15 Express Oil Change Northport** - Express Oil Change requests preliminary plat approval for approximately 0.63 acres located at 2511 Lurleen B. Wallace Boulevard.
 - C. **SP-24-2 Express Oil Change Northport** - Express Oil Change requests conditional uses approval for an automotive service station in a C-3 (General Commercial) zone for a property located at 2511 Lurleen B. Wallace Boulevard.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-16-24 Terrace at Northcreek, Phase 3** - Longleaf Engineering, LLC requests preliminary plat approval of approximately 14.68 acres located at the east dead end of Northcreek Boulevard.
 - B. **A-24-3 Brigido Cervantes** - Brigido Cervantes requests annexation of approximately 1.79 acres located at 9801 Highway 43 with the original zoning designation of RS-1.
- 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, JULY 16, 2024**

The Planning and Zoning Commission met in a regular session at 6:01 p.m. on Tuesday, July 16, 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: Mr. David Kemp, Mrs. Tracy Kelly, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote were Mrs. Jennifer Hayes and Mr. Clay Randolph. Staff present were Mrs. Julie Ramm, City Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Ms. Meredith Mullins, Planner, Mrs. Tera Tubbs, City Engineering Director, and Mrs. Morgan Williams, Administrative Assistant.

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. Lewis** to approve the minutes of the regular meeting on June 11, 2024. **Second by Mr. Wiggins.** 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

Chairman Turner stated that we would hear old business item B for the City of Northport Comprehensive Plan at the end of meeting.

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 Prince Oil Company has requested a conditional use approval for a gas station in a C-3 zone for 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. Any action on this item will be a recommendation to the city council.

Tom Sims, with Longleaf Engineering, 1927 7th Street, stated that the petitioners have proposed a conditional use for this site and have proposed a service station. This area of Highway 43 is a high traffic area and would be well suited for this type of development. He stated that the site plan provided is a concept plan, but the final design will meet all regulations and stipulations that the city may have on the development and location.

Mr. Turner asked if the site will have diesel aisle and stated that he has concerns with the 18-wheelers and all traffic crossing traffic and headed south. Mr. Sims stated yes, just for fuel. Mr. Turner asked if there were concerns about traffic coming out and moving south on Highway 43. Mr. Sims stated that there is currently a concern and will be addressing engineering on-site distance. He stated that they have not seen ALDOT's improvement plans with this area, but plan to reach out and see how this will impact.

Mr. Turner asked Mrs. Tubbs if she knew with the improvements if the new access road that would allow you to turn left and right out of. Mrs. Tubbs stated she has not seen the plans yet, she said she does know they are making improvements at the intersection of 82 and Highway 43 with another lane that will extend north. She stated they are denying left turns coming out near the church which will cause them to bump out for U-turns. She stated that this is something when we go through the pre-design, we can involve ALDOT in and make sure their requirements are met, if this is something the commission agrees too.

Mr. Turner stated that his concerns regarding this use would be the 18-wheelers traffic coming back south on Highway 43 and blocking north bound traffic. Mr. Sims stated that this is a reasonable concern in this area, and it is something that we would work with engineering. As far as use goes, this is a high traffic area that is ideal for this type of facility. Mr. Turner stated that the other lots that are located here, how will the right in and right out, affect their business. Mr. Sims stated that it sounds like the right in, right out is still coming regardless of whether we have this facility or not. Mr. Turner stated not knowing that makes for concerns. Mr. Sims stated that they will reach out to ALDOT and see if the information that the city has is still in line with what we are thinking.

Mr. Turner asked about the road being full access right now. Mr. Sims stated currently it is full access and we were not proposing any improvements to it. Mrs. Tubbs stated that during the development of this property, ALDOT gave you full access here and does not believe that the access should change at this location. She stated that you are required to come off the side street and not Highway 43, which is the way you are showing the access points. They should not be changing your access by changing the access on Highway 43. Mrs. Ramm stated that the preliminary plat this was for the entire subdivision. Mrs. Tubbs agreed and stated that access has already been addressed by ALDOT for the entire subdivision and this is where they are allowed full access.

Mr. Ward asked about the overnight 18-wheeler parking be controlled by the zoning or the property owner. Mrs. Ramm stated that could be one of the conditions you list in your motion for conditional use. She stated that the petitioner has stated they will not allow overnight parking, but this does not give the city enough teeth to keep them from doing this. Mr. Sims stated they are happy to accept that stipulation.

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 stated that the concern for him again with the traffic issues of coming in and out on Highway 43 could be resolved with Engineering. He states that this is not allowed but it could change this access point for a subdivision. He stated the concern for traffic but is this development the proper use for this zoning.

Mr. Kemp stated he has concerns about not knowing enough from this on the conditions to put on this.

Mr. Turner asked Mrs. Tubbs about the cul-de-sac built, would engineering have required a bigger build up. Mrs. Tubbs stated they have been looking into this and the applicant has also agreed to change the buildup

needed, if approved. She stated that if you are recommending the uses then this is a use for this piece of property and staff has recommended two conditions of no overnight parking and the buildup meet the truck traffic and that ALDOT has approved this access.

Mr. Lewis asked if it is possible to table this case for additional information. Mr. Turner stated that the commission can table a conditional use case.

Mr. Ward stated this is 5000 square feet and asked can you give us a comparison, like the Circle K on Lurleen with 3 diesel pumps. Mr. Sims stated there is a lot of extra space for the ease of moving trucks around. He stated this is not an interstate facility. Mr. Sims stated he does understand the concerns with not know but they want to be as transparent as possible, if the conditions are obvious or the situation should be covered by the land development regulations. He stated we are not doing anything unusual here.

Motion by Mr. Kemp to table the case until the August meeting. **Seconded by Mr. Martin.** Roll Call was as follows: Mr. Kemp – Yes; Mr. Martin – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Turner – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

B. City of Northport Comprehensive Plan – Adoption

Mr. Turner stated the case would be heard at the end of the meeting.

New Business

- A. S-24-15 Express Oil Change Northport** – Express Oil Change requests preliminary plat approval for approximately 0.63 acres located at 2511 Lurleen B. Wallace Boulevard. **Applicant asked to continue until August.**
- B. SP-24-2 Express Oil Change Northport** – Express Oil Change requests conditional uses approval for an automotive service station in a C-3(General Commercial) zone for a property located at 2511 Lurleen B. Wallace Boulevard. **Applicant asked to continue until August.**

Ms. Mullins stated that the petitioner has requested to continue both cases until the August meeting.

Chairman Turner stated no vote needed.

Mrs. Ramm clarified this would be heard at the August 13, 2024, meeting.

- C. AMD-24-01 Zoning Ordinance** – The City of Northport proposes changes to the Zoning Ordinance amending Table 4-1 “Allowable Uses” and Table 4-3 “Table of Dimensional Standards”.

Ms. Mullins stated that the City of Northport request amendments to Table 4-1 and Table 4-3 of the zoning ordinance.

Mrs. Ramm stated that Table 4-1 is a table of uses allowed in each zoning and they have been outlined in your packet for tonight. The changes are being made in the Recreational (REC) zoning designation and the proposed changes are to allow the following items as conditional use are restaurant both eat in and fast food, tavern, fair ground, racetrack stadium/arena. The permitted uses are outdoor entertainment, amusement park, miniature golf, and skating rings. Mrs. Ramm stated that Table 4-3 deals with table heights. Currently in C-3 the maximum building height is 40 feet, in C-6 it is 50 feet and in REC it is 40 feet. The proposed changes to the

building height are REC to 50 feet maximum and 75 feet maximum for hotel uses only in C-3, C-6, and REC zones. Mrs. Ramm stated that if heights are to exceed these allowable maximums could be approved through conditional use. Any action tonight will be a recommendation city council.

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 make a favorable recommendation to City Council to amend Table 4-1 “Allowable Uses” and Table 4-3 “Table of Dimensional Standards” in the Zoning Ordinance. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Turner – Yes; Mr. Lewis – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Martin – Yes; Mr. Wiggins – Yes; and Mr. Ward – Yes. **Motion Carried.**

D. R-24-2 City of Northport – Northwood Estates Fifth Section – City of Northport requests rezoning from AG (Agricultural) to RS-1(Single-Family Residential) for approximately 15.48 acres located north of Oak Way and west of Leeward Avenue.

Ms. Mullins stated that the City of Northport has requested rezoning of approximately 15.48 acres located north of Oak Way and west of Leeward Avenue from Agricultural to Residential Single Family (RS-1). This rezoning petition was initiated by staff at the request of the commission during the June 2024 meeting.

Mrs. Ramm stated that when the property was originally annexed, it was annexed as RS-1. In 2012, when the new zoning ordinance was adopted and zoning map had been amended, the property was zoned for Agricultural. There are several other areas that were done this way, Northwood Gardens also had to go through a rezoning to get back to their original zoning.

Mr. Turner stated the staff and commission felt it being safe to bring the property back to the original zoning of residential. Mrs. Ramm stated I believe the purpose of the Agricultural zone was to put as much restriction on the property but there are some allowed uses that are allowed in the agricultural zone that you may not want in a subdivision or right against your home.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to make a recommendation to City Council to rezone approximately 15.48 acres located north of Oak Way and west of Leeward Avenue from AG (Agricultural) to RS-1 (Single-Family Residential). **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Ward – Yes. **Motion Carried.**

Old Business

B. City of Northport Comprehensive Plan – Adoption

Mrs. Ramm stated that at the previous meeting the concerns with annexation strategy, and recreational trails. Last month we had concerns that involved the Green Village and the future land development map showing it not as residential use. She stated that the proposed future land development in this area does allow some

medium to high density residential. Mr. Turner asked if this would just require the property owner to make the request for change for rezoning. Mrs. Ramm stated that is correct.

Mr. Jason Fondren addressed the Commission and Staff to thank them for allowing KPS the opportunity to work with the City of Northport.

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 adopt the City of Northport Comprehensive Plan. **Seconded by Mr. Wiggins.** Roll Call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Ward – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

Mrs. Ramm stated that the city will be holding another Zoning Work Session on July 30, 2024, at City Hall.

ADJOURNMENT – Motion by Mr. Turner and Seconded by Mr. Lewis.

Meeting was adjourned at 6:36pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – August 13, 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 for 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. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location.

While the application is accompanied by a conceptual site layout, some aspects of the layout could change during design development and construction plan review. If approved, the layout must adhere to all applicable development regulations, even though some of those details are not shown at this time.

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. Some examples of conditions the commission may wish to consider attaching to this recommendation include:

- **Landscaping** - The ordinance requires a 15' landscape buffer along the western boundary, 30' along the northern boundary, and 10' along the eastern boundary. The Commission could stipulate an increase in density, mature tree plantings, or buffer width. Consideration could also be given to requiring a landscape buffer along the southern portion of the site.
- **Lighting** – The Commission could consider attaching a requirement that all lighting be set back a minimum distance from the property lines to protect nearby residential properties.

- **Building Materials** – The ordinance requires that the building utilize natural materials such as wood, stone, masonry, or similar for siding. It does not require that all sides of the building match, as long as they individually meet this requirement. The Commission could recommend that this approval include a requirement that all sides of the building be clad in the same material.

The draft for the Northport Compass plan shows this area as “General Mixed Use”, which could support the proposed use of a gas station.

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.

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

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

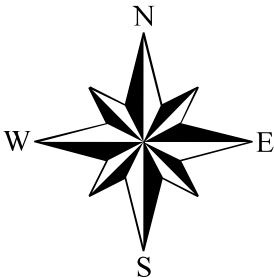


City of Northport Planning Commission

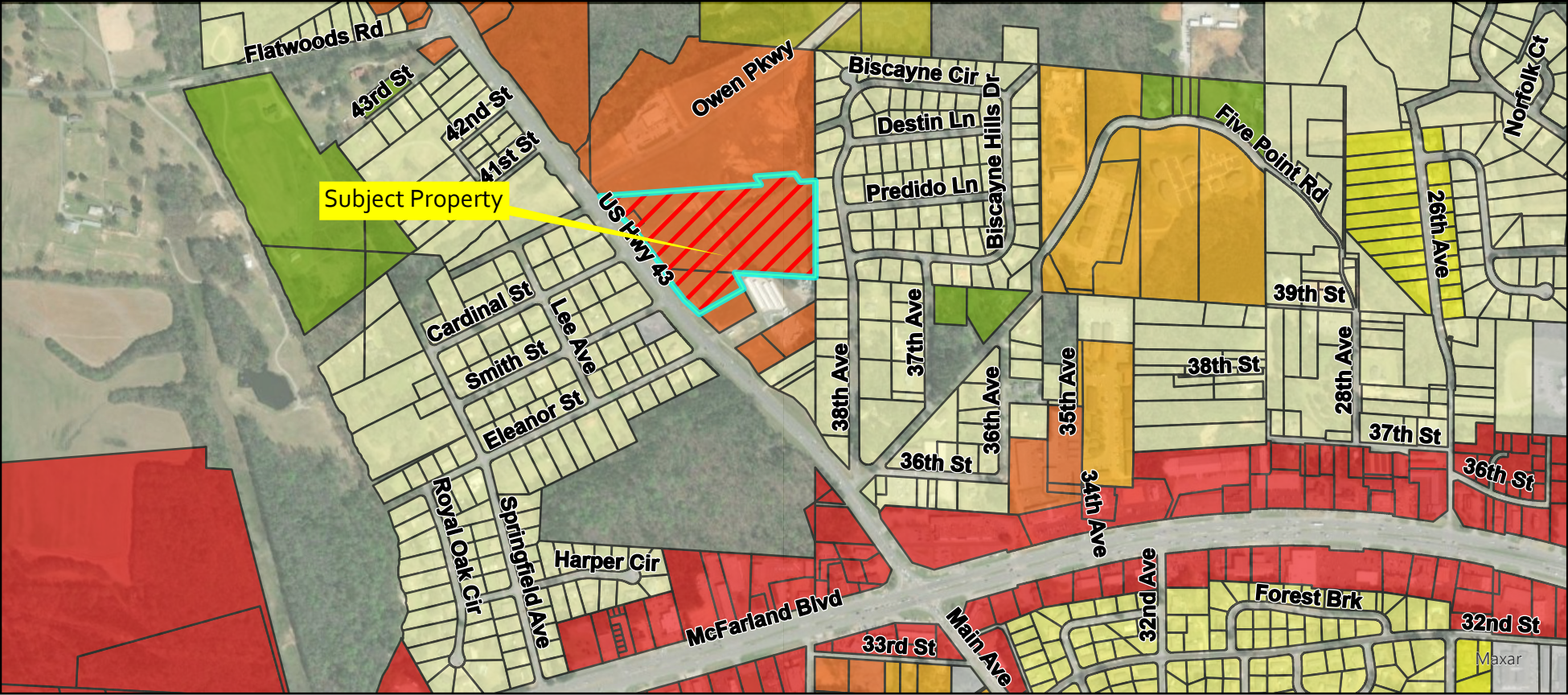
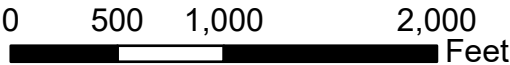
Conditional Use

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.



City of Northport Planning Commission

Conditional Use

Parcels

□ Parcels

FLU_240408

■ Conservation

■ Conservation Floodway

■ Commercial Mix

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

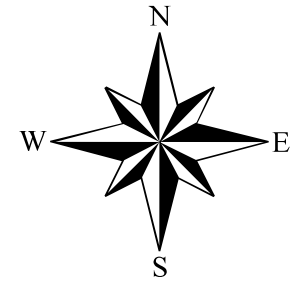
■ Low Density Residential

■ Institutional

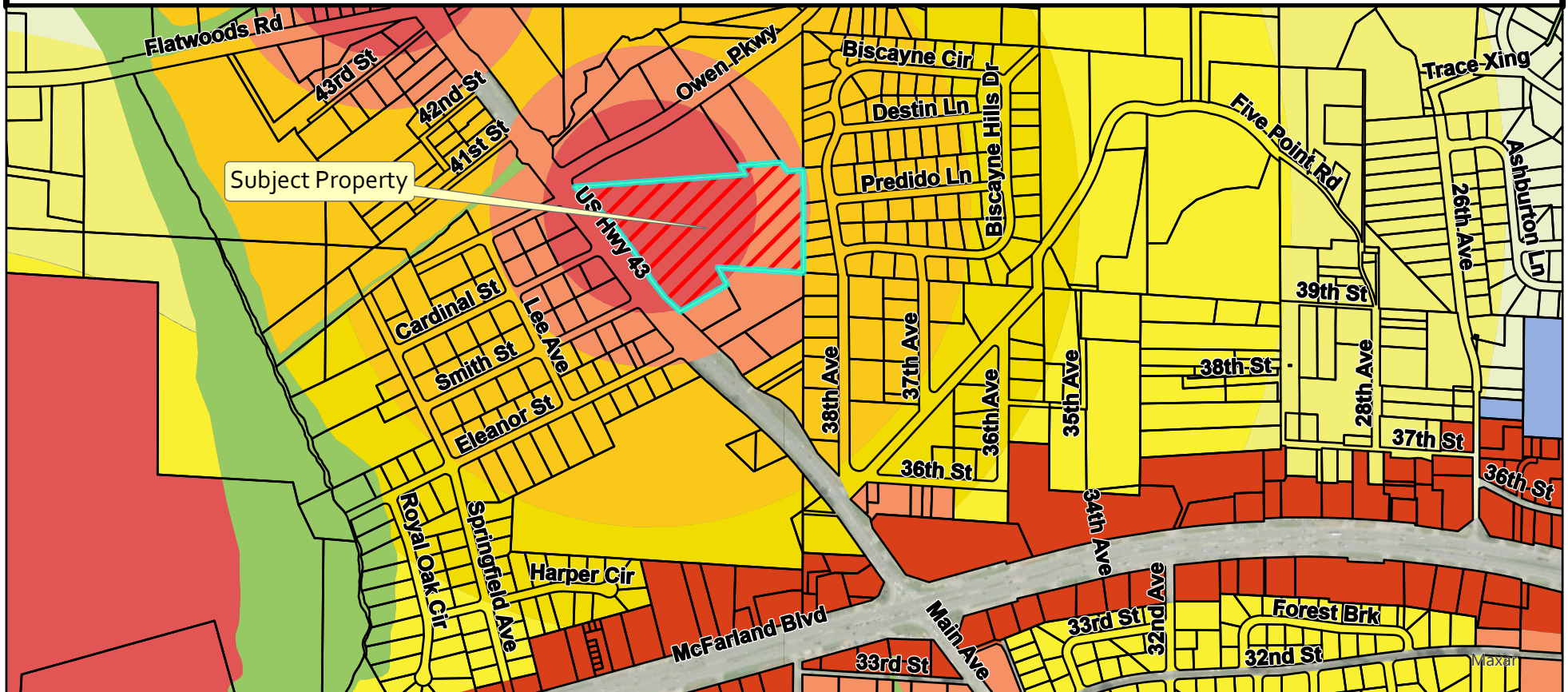
■ Utilities

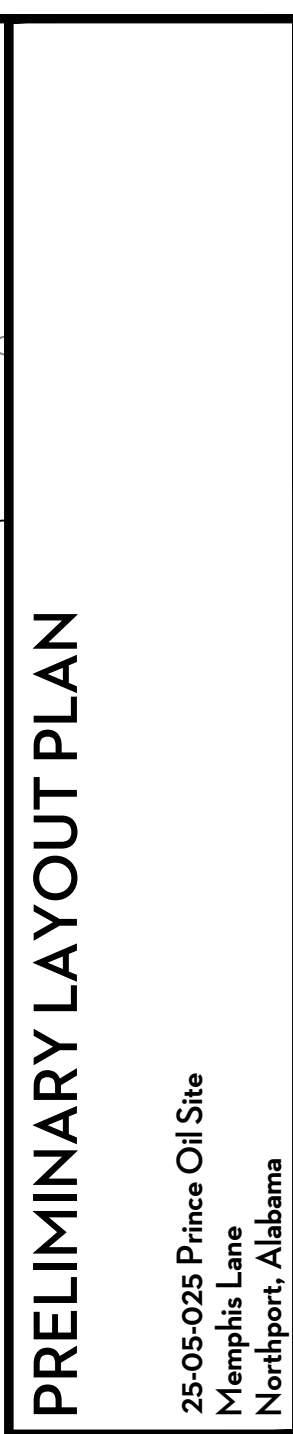
■ Subject Property

0 1,000 2,000 4,000 Feet



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Preliminary
Not For
Construction

LONGLEAF
ENGINEERING

1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

1" = 30'		SHEET 1 OF 1	
GRAPHIC SCALE 0 30		Drawn By: _____ Checked By: _____ RTS Date: 6/25/2024	
Rev	Date	Description	



City of Northport Designation of Agent Form

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

I, Ray S Hill, being owner of the property which is the subject of this application
hereby authorize Longleaf Engineering to act as my representative with the City of Northport's
(Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed
on the attached application form.

Property Owner Signature: [Signature]

Date: _____

Property Owner Mailing Address: 1105 Old Highway 45
Scooba, MS 39358
Phone Number: 601-479-2654

Authorized Agent Mailing Address: 1927 7th Street
Tuscaloosa, AL 35401
Phone Number: 205-561-4923

STATE OF ALABAMA

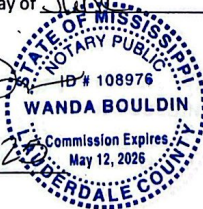
COUNTY OF TUSCALOOSA

I, Wanda Bouldin, a Notary Public in and for said County and State, hereby certify
that Ray S. 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 7 day of June, 2024

[Signature]
Notary Public

My Commission Expires: May 12 2026





City of Northport Designation of Agent Form

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

I, Ray S Hill, being owner of the property which is the subject of this application hereby authorize Tom Sims, 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.

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STATE OF ALABAMA

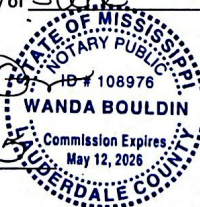
COUNTY OF TUSCALOOSA

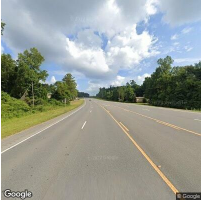
I, Wanda Bouldin, a Notary Public in and for said County and State, hereby certify that Ray S Hill, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the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

Given my hand and seal of office this 7 day of June, 2024

[Signature]
Notary Public

My Commission Expires: May 12 2025





 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
Planning and Zoning Commission – August 13, 2024
Staff Report

Case: S-24-15

Applicant: Express Oil Change

Location: 2511 Lurleen B. Wallace Blvd.

Request: Preliminary Plat

Express Oil Change requests preliminary plat approval for approximately 0.63 acres located at 2511 Lurleen B. Wallace Blvd. The site currently consists of 5 vacant lots. Since a building is proposed, the zoning ordinance requires that the development site be consolidated into one lot.

The applicant is requesting the following waivers:

- **Sidewalks** – The subdivision regulations require that sidewalks be constructed along all right-of-way frontage unless waived by the commission. While this regulation does not apply to state right-of-way, it would apply to the portion of the site with frontage on 27th Street and 18th Avenue. The petitioner has requested a waiver of sidewalks on these two city streets. The commission would have the option to 1) approve the complete waiver, 2) require payment into the sidewalk bank, or 3) require that the sidewalks be built.
- **Right-of-way dedication** – The subdivision regulations require 60 feet of R.O.W. for city streets. 18th Avenue currently has 50 feet of R.O.W., which would require 5 feet of further dedication on each side of the street. The applicant has requested that this requirement be waived due to site constraints.

Any action on this item will require 6 affirmative votes.

Current site as seen from
Lurleen B. Wallace Blvd.
looking east

Google

Current site as seen from
27th Street looking south



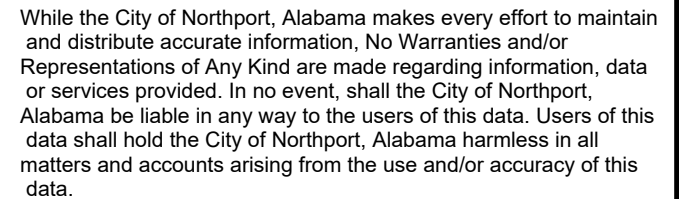
Current site as seen from
27th Street looking south



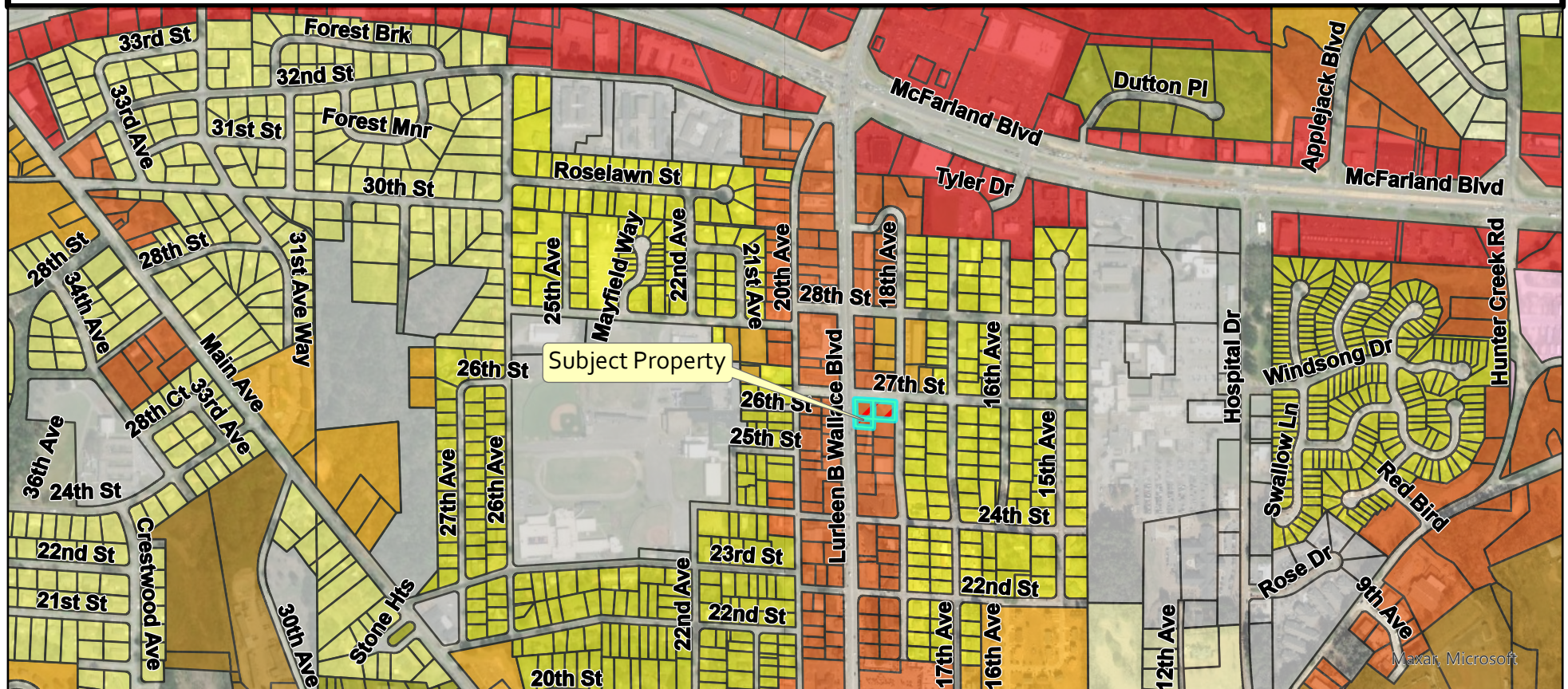
Current site as seen from
18th Avenue looking west

Google

Preliminary Plat / Conditional Use



- 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



City of Northport Planning Commission

Preliminary Plat / Conditional Use

Parcels

□ Parcels

FLU_240408

Conservation

Conservation Floodway

Conservation Development

Commercial Mix

Limited Mixed-Use

Multifamily Residential

High Density Residential

High to Medium Density Transition

Medium Density Residential

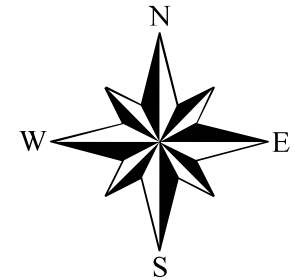
Low Density Residential

Office-Trades Mix

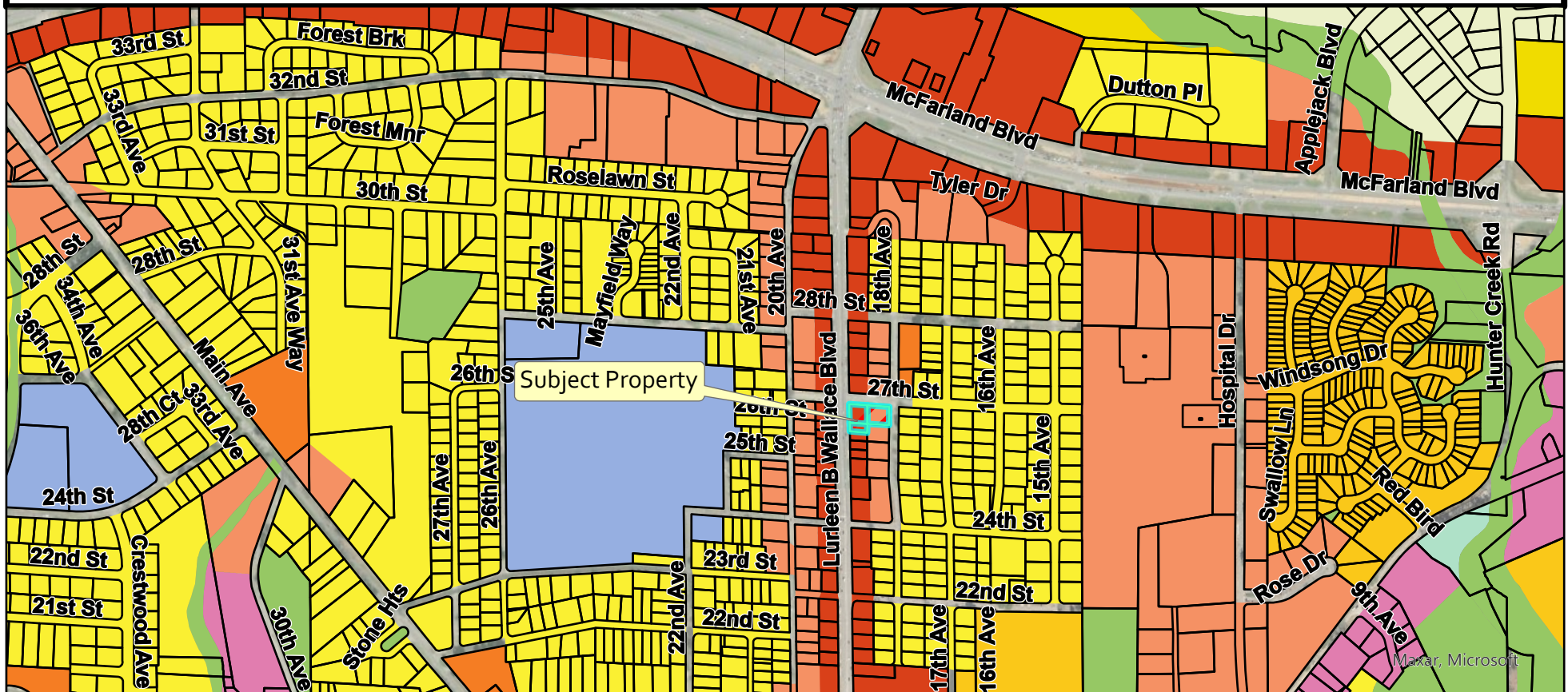
Institutional

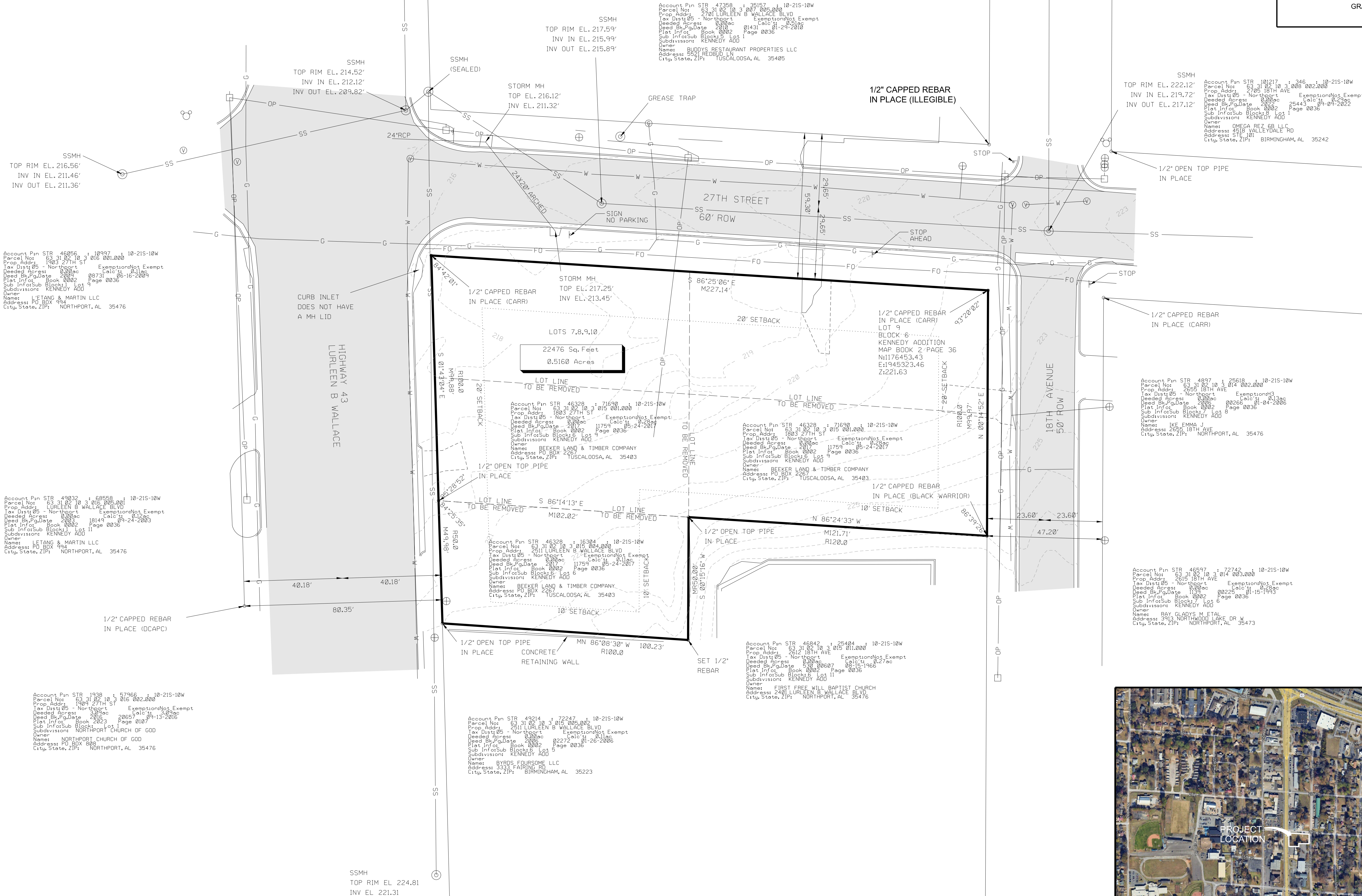
Subject Property

0 1,000 2,000 4,000 Feet



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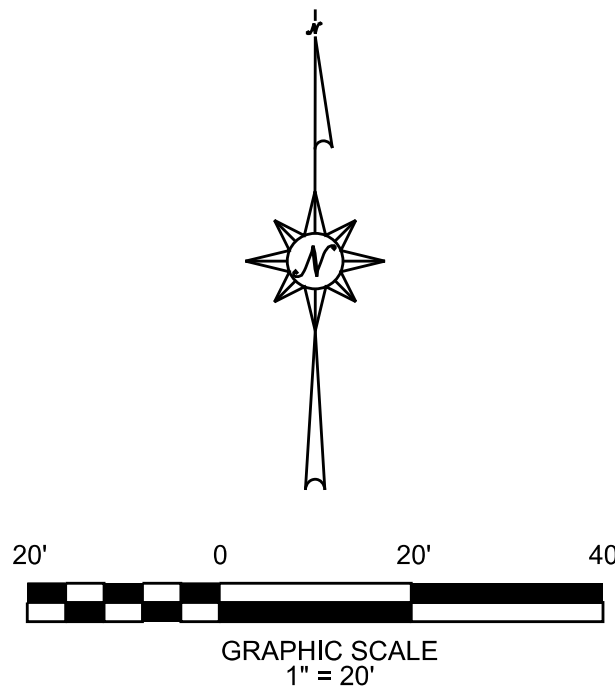


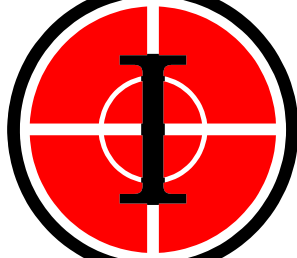
WAIVER REQUEST TO OMIT SIDEWALK REQUIREMENTS
WAIVER REQUEST TO OMIT 5' OF RIGHT-OF-WAY ON 18TH AVE
FEDERAL INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL, #01125C0502F, DATED, AUG 26, 2007,
ZONE X

INSITE ENGINEERING
5800 FELDSPAR WAY
HOOVER, ALABAMA
RAY & GILLILAND, P.C.
James M. Ray PLS
Reg#18383
122 NORTH CALHOUN STREET
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

EXPRESS OIL CHANGE
1880 SOUTHPARK DRIVE,
BIRMINGHAM, AL 35244

BEARING BASED ON STATE PLANE
WEST ZONE NAD83
ELEVATION IS BASED ON NAVD 88





**INSITE
ENGINEERING**

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-0696
www.insiteengineering.org

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

CONSTRUCTION PLANS FOR:

EXPRESS OIL CHANGE

NORTHPORT, ALABAMA

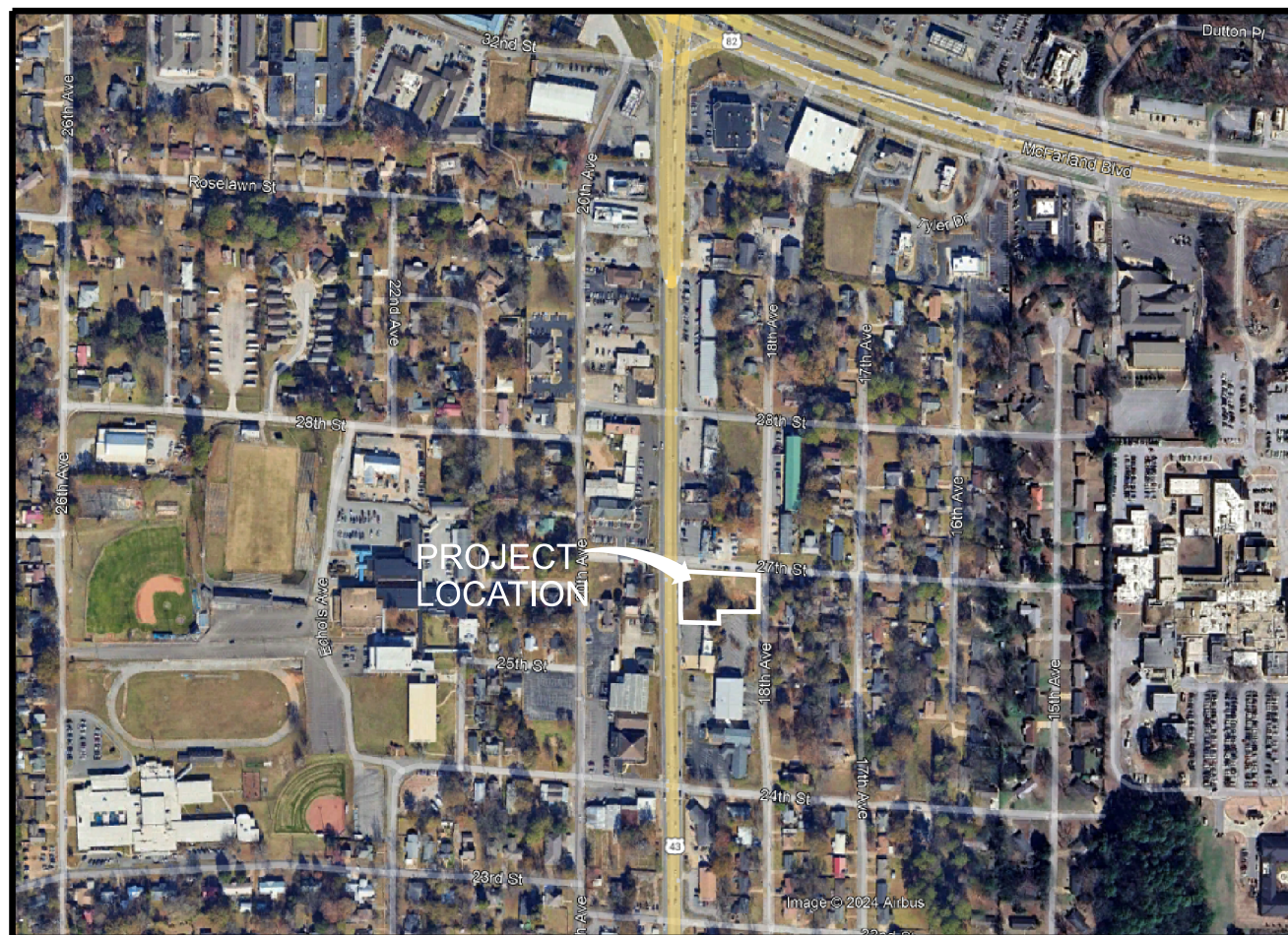
PROJECT INFO:

7-30-2024

THIS SHEET CONTAINS:
PRELIMINARY PLAT

SCALE: 1"= 20'

PL-1



LOCATION MAP
SCALE NONE



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: **Queen City Title, LLC**

Issuing Office File Number: **24-279**

Property Address: **27th St. and Lurleen B. Wallace Blvd., Northport, AL 35476**

SCHEDULE A

1. Commitment Date: **March 27, 2024 @ 7:30 a.m.** Prepared For: Fidelity National Commercial Services
1 East Washington Street, Suite 450
Phoenix, AZ 85004
2. Policy to be issued: Jerry Staeckeler, Commercial Escrow Officer
Phone: 602-343-7578
Email: jerry.staekeler@fnf.com
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **Express Oil Change, LLC**
Proposed Policy Amount: **\$339,000.00**
 - (b) 2006 ALTA® Loan Policy
Proposed Insured: **NONE**
Proposed Policy Amount: **\$NONE**

3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE**

4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:
Beeker Land & Timber, LLC and Pruett Investments, LLC and WDB, LLC

5. The Land is described as follows:
Lots 6, 7, 8, 9 and 10 Block 6 Kennedy Addition, a map or plat of which is recorded in Plat Book 2, at Page 36 in the Probate Office of Tuscaloosa County, Alabama, reference to which is hereby made in aid of and as a part of this description.

Tax Parcel Ids: 63-31-02-10-3-015-004.000 (Lot 6); 63-31-02-10-3-015-003.000 (Lots 7 and 8); and 63-31-02-10-3-015-001.000 (Lots 9 and 10)

Queen City Title, LLC

License Number: 0479127

BY

AUTHORIZED SIGNATORY

Adrian Rowley- License #0251601

Tara Carpenter Leiter- License #0657473

Express Oil Change	Z2450659-KEV
Beeker Land & Timber, LLC et al. /	
Express Oil Change, LLC	
27th St & Lurleen B Wallace Blvd	
Northport, AL 35476 Tuscaloosa County	

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

81C165B

ALTA Commitment for Title Insurance 8-1-16

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LSS AL 04/2017





City of Northport Designation of Agent Form

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

I, Inge Beeker, being owner of the property which is the subject of this application
hereby authorize Express Oil Change LLC, 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: *Inge Beeker*

Date: 6-11-24

Property Owner Mailing Address: PO Box 2267 Tuscaloosa, AL 35403

Phone Number: 205-534-5818

Authorized Agent Mailing Address: 1880 South Park Dr Birmingham, AL 35244

Phone Number: 205-337-2967

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

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

Given my hand and seal of office this 11 day of June, 2024

H-3
Notary Public

My Commission Expires: 4/5/26

HARRISON HAMNER HOWELL
Notary Public
Alabama State at Large



 **PERMIT PROJECT**
FILE #: 24-000877
2511 LURLEEN B WALLACE BLVD NORTHPORT AL
EXPRESS OIL CHANGE - NORTHPORT



PERMIT #: PPA24-000012

Permit Type
Preliminary Plat Application

Subtype
Preliminary Plat Application 

Work Description:
Express Oil Change - Northport 

Applicant
InSite Engineering - John Jett  

Status
Online Application Received 

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees
291.20

Permit Fees
0.00

Total Amount
291.20

Amount Paid
0.00

Balance Due
291.20

☐ Non-Billable



PERMIT DATES

Application Date
06/11/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

3102103015001.000; 3102103015003.000

Contact

I Am The
Engineer



Property Owner

BEEKER LAND & TIMBER COMPANY



Engineer

InSite Engineering - John Jett



Surveyor

Ray and Gilliland P.C. - Jim Ray



PROJECT INFORMATION

Number of Adjacent Property Owners

2

In City Limits?

Yes



Current Zoning

C-3



Change in Zoning Requested

C-3



Total Acreage

0.63

Total Lots

3

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

No



Date of Predesign/Pre-application Meeting

05/29/2024

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

The existing 3 parcels that are located across 27th Street from Buddys Steakhouse will be combined into one parcel.

Will any waivers be requested?

No

Submittal Requirements

Copy of Plat

[EXPRESS OIL NORTHPORT SUBDIVISION PLAT JUNE 2024.pdf](#)



Legal Description

[LEGAL.pdf](#)



Notarized Designation to Authorize Agent Form (Click to Download)

[Designation of Agent Form.pdf](#)



Other Submittal Documents

Checklist

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

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

Yes

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

Yes

Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases

Yes

Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used

N/A

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

Yes

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

Yes

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

Yes

Any pertinent topographic features existing on the site N/A	▼
Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data Yes	▼
Location and dimensions of existing storm and sanitary sewers, and water lines Yes	▼
A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107 N/A	▼
A vicinity sketch showing location of proposed site in relation to existing major streets, etc Yes	▼
Width of all proposed paving in the proposed project from back to back of curb N/A	▼
Proposed location of stop, yield, and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted N/A	▼
Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road N/A	▼
The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property N/A	▼
The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land Yes	▼
Street cross-section, showing proposed construction and statements concerning type of material to be used in construction N/A	▼
Location of proposed sidewalks N/A	▼
If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible N/A	▼
Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork) No	▼
This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations Yes	▼

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

Initial
JJ

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

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.

****It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.**

Signature

[signature.png](#)



Official Use Only

Planning Commission Meeting Date

Deadline Date

FEES



FEE	DE	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				16.20	
Plan Check Fees				291.20	
Permit Fees				0.00	
Total Fees				291.20	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	
Balance Due						291.20	

City of Northport
Planning and Zoning Commission – August 13, 2024
Staff Report

Case: SP-24-2

Applicant: Express Oil Change

Location: 2511 Lurleen B Wallace Blvd.

Request: Conditional Use

Express Oil Change is requesting conditional use approval for an automotive service station in a C-3 zone for the property located at 2511 Lurleen B. Wallace Blvd. The proposed development consists of an automotive repair building located along the front of the property with a drive-through oil change building in the rear portion of the site.

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. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location.

While the application is accompanied by a conceptual site layout, some aspects of the layout could change during design development and construction plan review. If approved, the layout must adhere to all applicable development regulations, even though some of those details are not shown at this time.

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. Some examples of conditions the commission may wish to consider attaching to this recommendation could include:

- **Lighting** – The Commission could consider attaching a requirement that all lighting be set back a minimum distance from the property lines to protect nearby residential properties.
- **Building Materials** – The ordinance requires that the building utilize natural materials such as wood, stone, masonry, or similar for siding. It does not require that all sides of the building match, as long as they individually meet this requirement. The Commission

could recommend that this approval include a requirement that all sides of the building be clad in the same material.

- **Hours of Operation** – The commission could consider stipulating that no work take place after normal business hours to protect adjacent residential properties from nighttime noise, light, and traffic.

The site plan as proposed does not meet the requirements of the zoning ordinance for landscaping, curb cut spacing, and building orientation. The applicant has applied for a variance from the zoning board to adjust these requirements. Staff will not be able to approve permits for the current layout unless these variances are granted.

The draft for the Northport Compass plan shows this area as “General Mixed Use”, which could support the proposed use of a service station.

The site is surrounded by Commercial property that is zoned General Commercial (C-3) to the west, north, and south. The property directly across 18th Avenue to the east is an existing residential neighborhood zoned RS-3.

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

Current site as seen from
Lurleen B. Wallace Blvd.
looking east

Google

Current site as seen from
27th Street looking south



Current site as seen from
18th Avenue looking west

Google

City of Northport Planning Commission

Preliminary Plat / Conditional Use

Parcels

□ Parcels

FLU_240408

■ Conservation

■ Conservation Floodway

■ Conservation Development

■ Commercial Mix

■ Limited Mixed-Use

■ Multifamily Residential

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

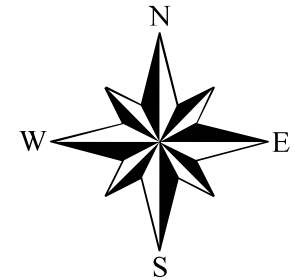
■ Low Density Residential

■ Office-Trades Mix

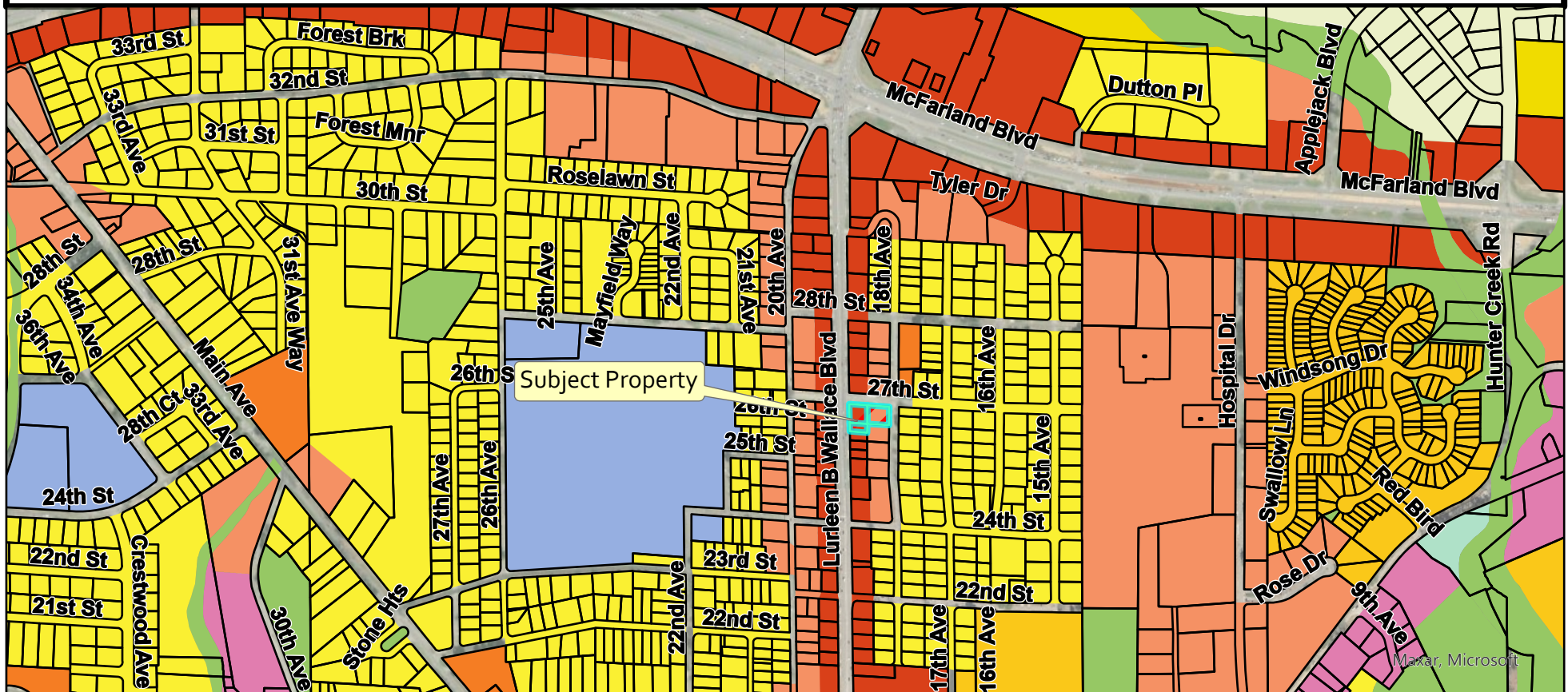
■ Institutional

■ Subject Property

0 1,000 2,000 4,000 Feet

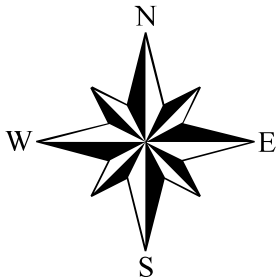


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City of Northport Planning Commission

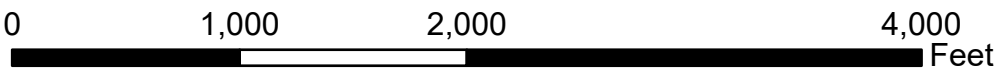
Preliminary Plat / Conditional Use



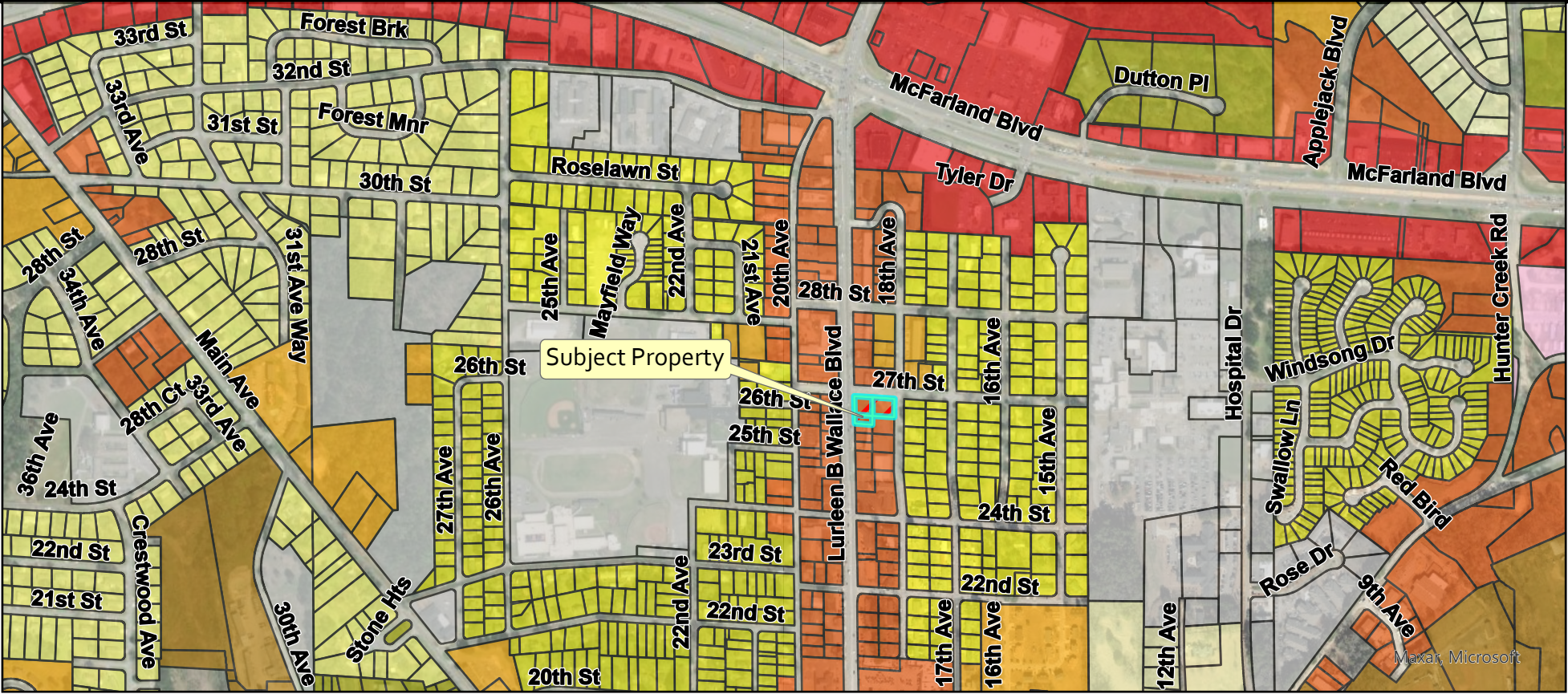
Zoning

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

- 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

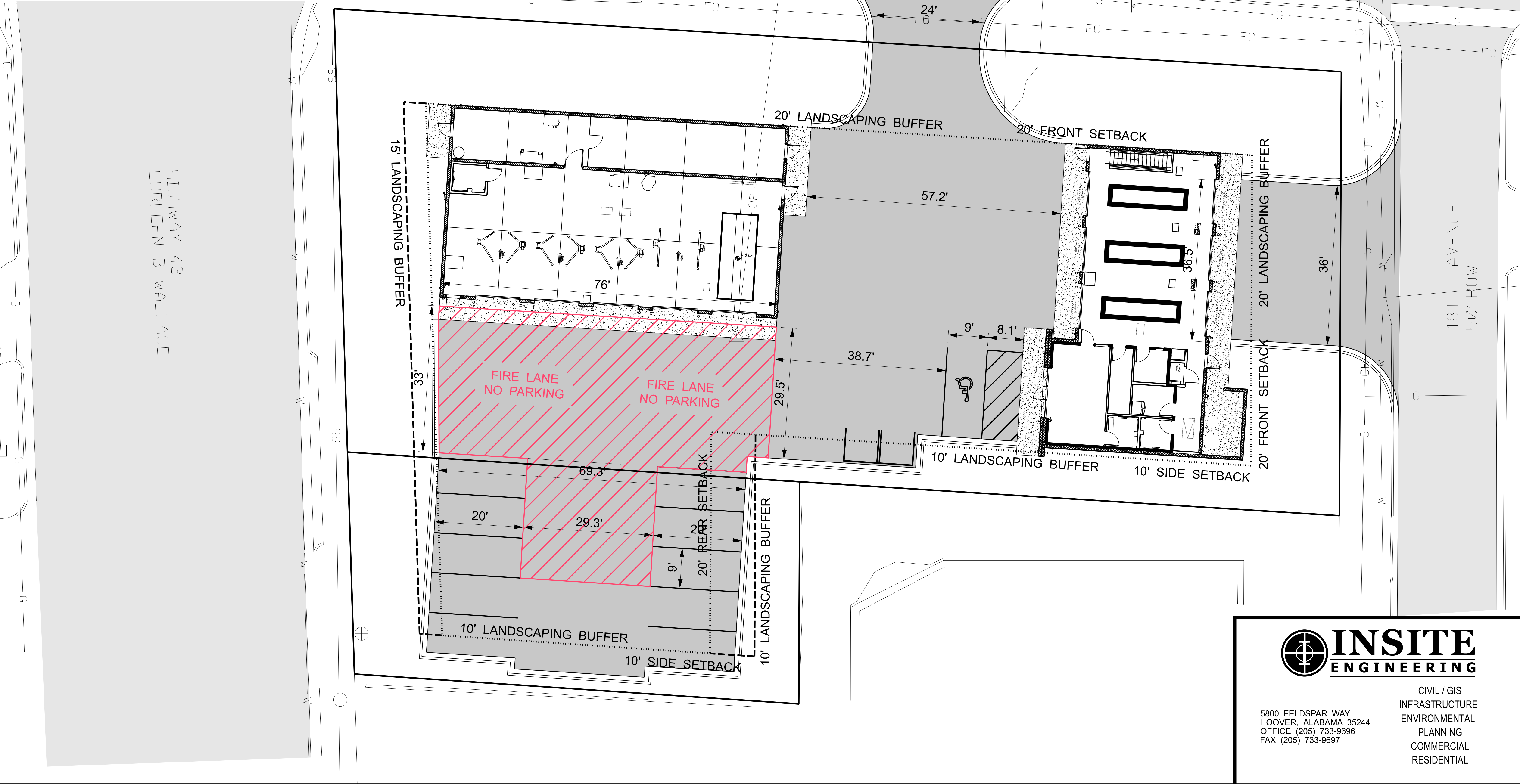


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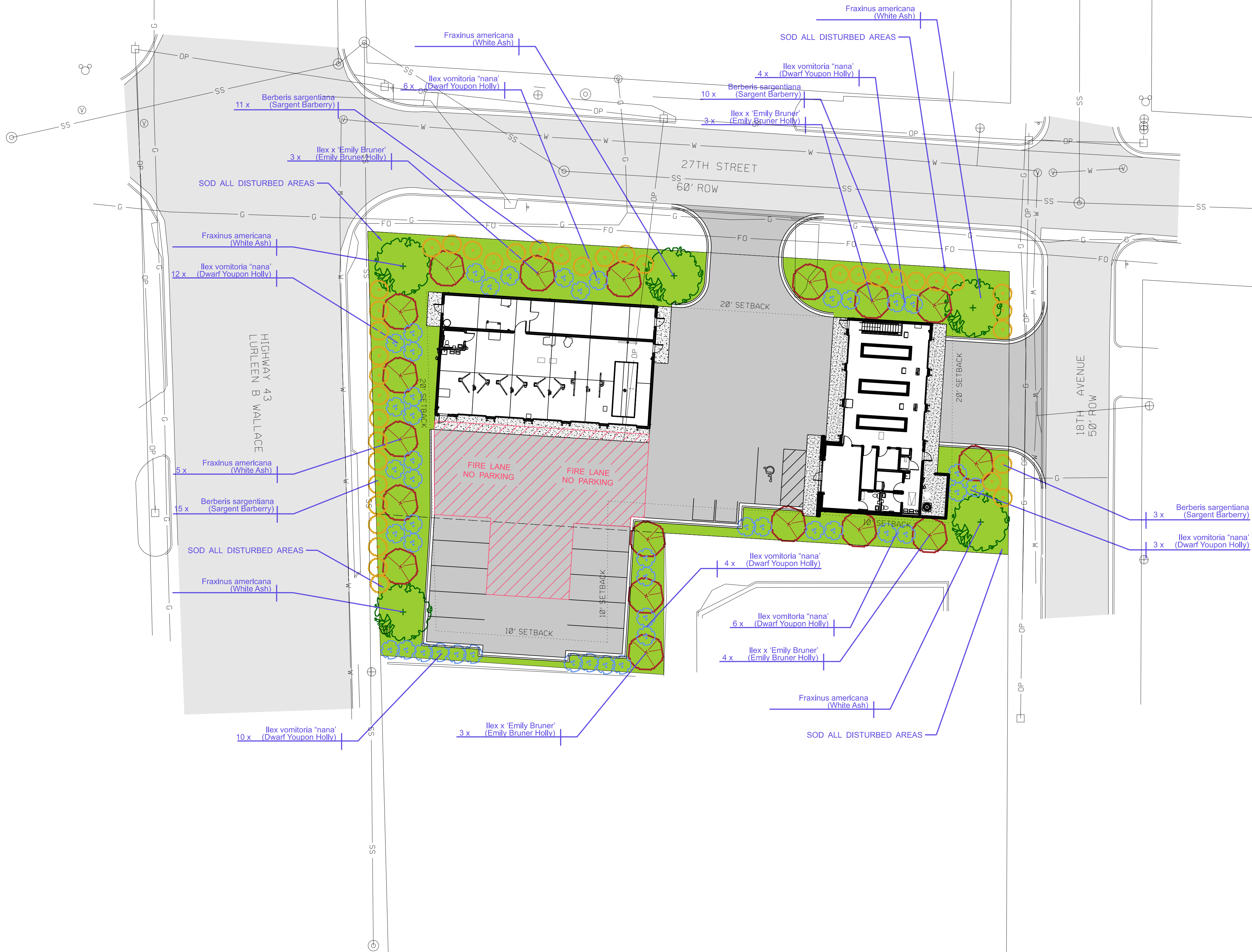
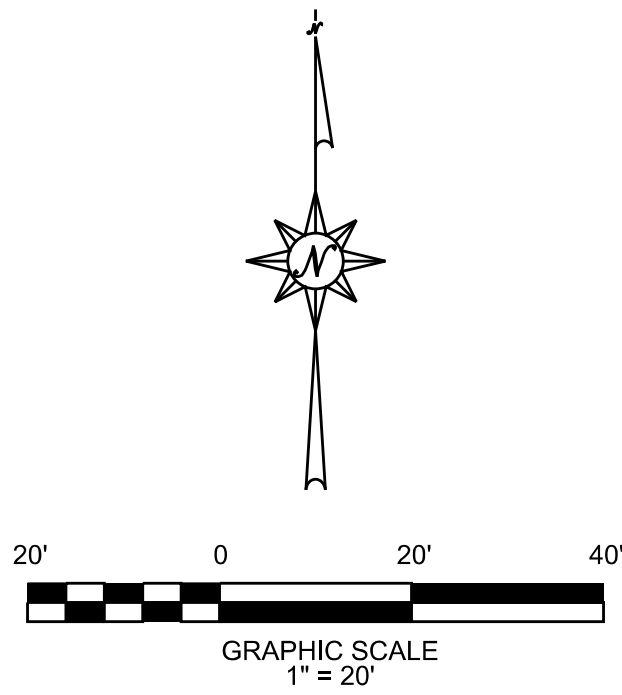
EXPRESS OIL CHANGE

NORTHPORT ALABAMA
SCHEMATIC LAYOUT
Prepared by InSite Engineering, LLC



5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
FAX (205) 733-9697

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL



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HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
FAX (205) 733-9697

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

Recorded: 5/25/2017 2:52:05 PM
W. Hardy McCollum, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING2/tlee
Trans: 1090156
Probate Judge Fee \$2.00
Deed Tax \$50.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.25
Additional Name Fee \$1.00
Total: \$63.25

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

SOURCE OF TITLE:

Deed Book 1232 Page 509
Deed Book 1249 Page 139

STATE OF ALABAMA

TUSCALOOSA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable consideration and the sum of Ten and No/100 (\$10.00) Dollars to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Albert D. Christian, Jr., a married man and Richard R. Anders, a married man**, herein referred to as GRANTORS, do by these presents grant, bargain, sell and convey unto **Beeker Land & Timber Company, LLC, an Alabama limited liability company, Pruett Investments, LLC, an Alabama limited liability company and WDB, LLC, an Alabama limited liability company**, (herein referred to as GRANTEE), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

Lots 6, 7, 8, 9 and 10 Block 6 Kennedy Addition, a map or plat of which is recorded in Plat Book 2, at Page 36 in the Probate Office of Tuscaloosa County, Alabama, reference to which is hereby made in aid if and as a part of this description.

Grantors hereby certify that the subject property does not constitute their homestead or the homestead of their spouses.

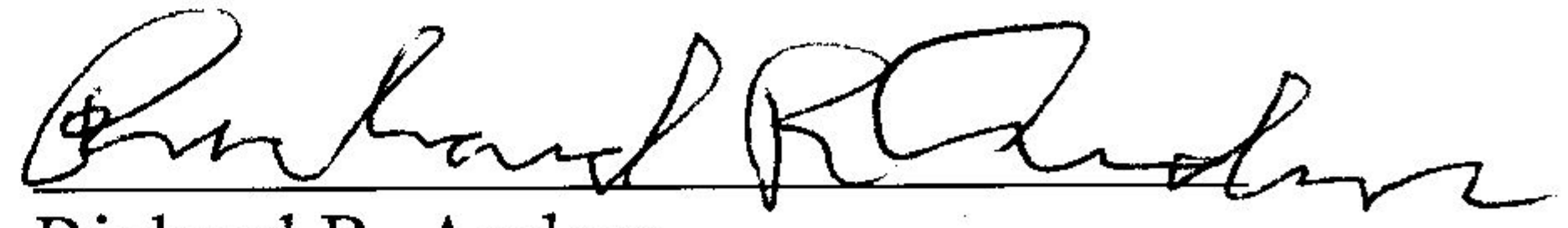
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property,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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of this
24 day of May, 2017.



Albert D. Christian, Jr.



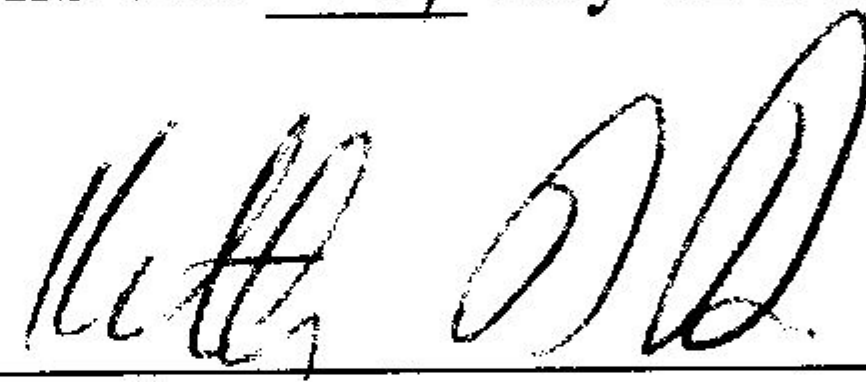
Richard R. Anders

STATE OF ALABAMA

TUSCALOOSA COUNTY

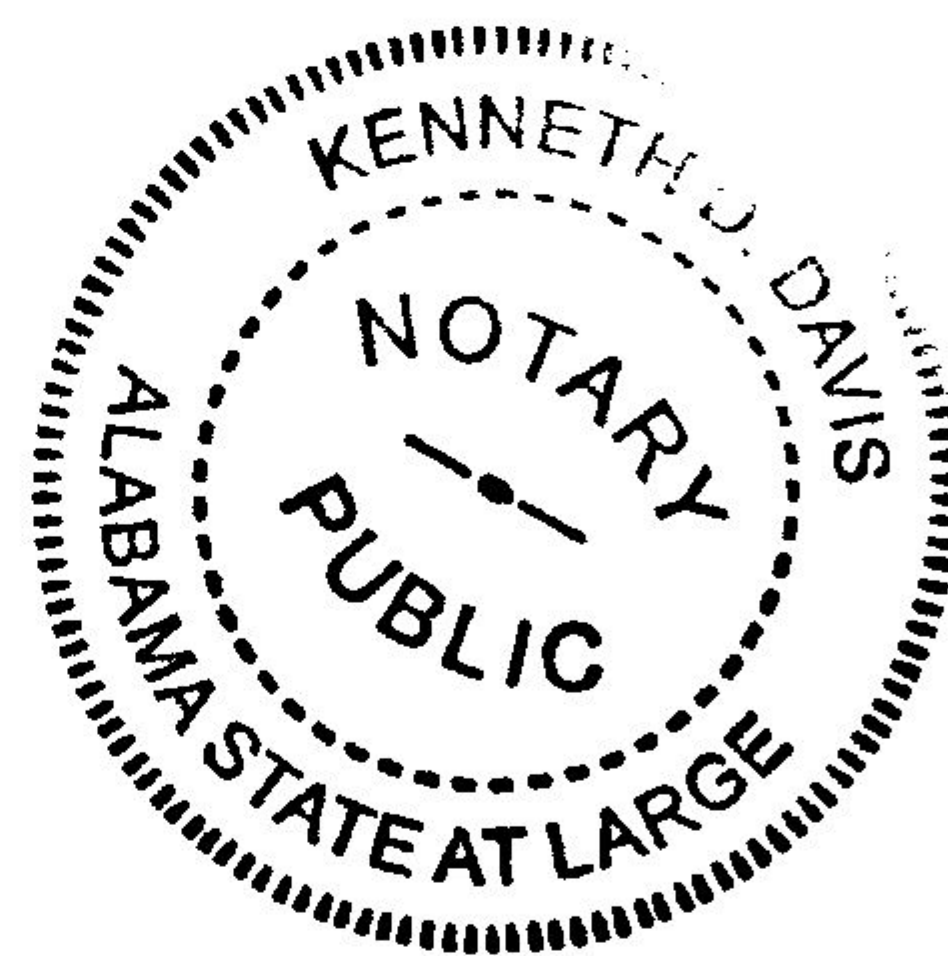
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large,
hereby certify that **Albert D. Christian, Jr. and Richard R. Anders**, whose names are signed to
the foregoing conveyance, and who are known to me, acknowledged before me on this day, that
being informed of the contents of the conveyance, they executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this the 24 day of May, 2017.



My commission expires:
31/21/19

Notary Public in and for the
State of Alabama at Large



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

Grantor's Name	Albert D. Christian, Jr. and Richard A. Anders	Grantee's Name	Beeker Land & Timber Company, LLC
Mailing Address	2919 8th Street, Tuscaloosa, AL 35401	Mailing Address	Pruett Investments, LLC and WDB, LLC
	419 Main Avenue, Northport, AL 35476		PO Box 2267
			Tuscaloosa, AL 35403
Property Address	Lots 6-10 Kennedy Addition	Date of Sale	05/24/17
	Northport, AL 35476	Total Purchase Price	\$ 250,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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

Instructions

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

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

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

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

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

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

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

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

Date _____

Print Angie Woods

____ Unattested

Sign

Angie Woods

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



City of Northport Designation of Agent Form

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

I, Inge Beeker, being owner of the property which is the subject of this application
hereby authorize Express Oil Change LLC, 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: *Inge Beeker*

Date: 6-11-24

Property Owner Mailing Address: PO Box 2267 Tuscaloosa, AL 35403

Phone Number: 205-534-5818

Authorized Agent Mailing Address: 1880 South Park Dr Birmingham, AL 35244

Phone Number: 205-337-2967

STATE OF ALABAMA

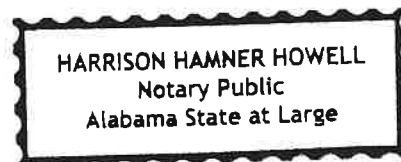
COUNTY OF TUSCALOOSA

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

Given my hand and seal of office this 11 day of June, 2024

H³
Notary Public

My Commission Expires: 4/5/26





PERMIT PROJECT
FILE #: 24-000878
2511 LURLEEN B WALLACE BLVD NORTHPORT AL
EXPRESS OIL CHANGE - NORTHPORT



PERMIT #: CUP24-000003

Permit Type

Conditional Use Application

Subtype

Conditional Use Permit



Work Description:

Express Oil Change - Northport



Applicant

InSite Engineering - John Jett



Status

Online Application Received



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

100.00

Total Amount

100.00

Amount Paid

0.00

Balance Due

100.00

☐ Non-Billable



PERMIT DATES

Application Date

06/11/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner

BEEKER LAND & TIMBER COMPANY



Current Zoning District

C-3



Total Acreage

0.63

Current Use of Property

Empty Lot

Number of Adjoining Properties

Additional Parcel #s

3102103015001.000; 3102103015003.000



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 Form.pdf](#)



A copy of the deed of the subject property

[2017-11759.pdf](#)



Site Plan

EXPRESS OIL CHANGE NORTHPORT layout 13 FIRE 2.pdf



Mailing labels for each adjoining property owner

Express Oil-Adjoining Properties.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
Planning and Zoning Commission – August 13, 2024
Staff Report

Case: S-24-16

Applicant: Longleaf Engineering

Location: The east dead end of Northcreek Blvd

Request: Preliminary Plat

Longleaf Engineering requests preliminary plat approval for approximately 14.68 acres at the east dead end of Northcreek Blvd. The site currently consists of a vacant lot that is part of a master planned residential development. The plat consists of 41 residential lots with 2 open space lots. The lot configuration is generally consistent with the approved master plan, with the following exceptions:

- Lots 164-174 show a different configuration than was previously approved. Lots 164-168 have grown slightly larger (from an average size of 8,598sf to 9,410sf) while lots 169-174 have become considerably smaller (from an average size of 15,803sf to 10,018sf). Lots 164-168 were, on average, previously the standard size for an RS-4 lot. As proposed, they would be more in line with RS-3 lots. Lots 169-174 were, on average, the standard size for an RS-1 lot. As proposed, they would be more in line with RS-3 lots.
- Open Space Lot 4 was previously shown as a 1.09 acre lot with a detention pond. The current proposal shows this as a 0.81 acre open space lot.

It is the opinion of City Staff that these changes are substantial enough to warrant a revision to the master plan. The applicant has submitted a revised master plan that will be placed on the September planning commission agenda. **The applicant has requested that this case be continued to the September meeting so both cases can be heard together.**

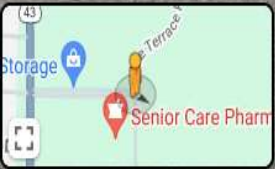
The applicant is requesting the following waivers:

- **Incomplete Previous Phase** – The subdivision regulations in section 306.3 require that public infrastructure be installed and accepted for maintenance by the City for all previous phases before the commission can approve additional preliminary plats. The applicant has requested that this be waived to facilitate their construction timeline.

Any action on this item will require 6 affirmative votes.



Current site as seen from
Northcreek Blvd looking
southeast.





Current site as seen from
Northcreek Blvd looking
northeast.

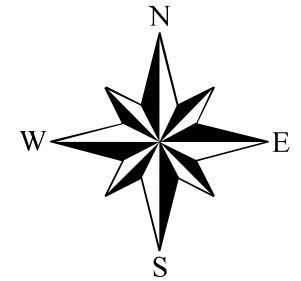
Google

A photograph of a road intersection. In the foreground, a two-lane road with double yellow lines runs horizontally. A white arrow on the road points left. To the left, a red triangular yield sign is on a small island with a utility pole. In the background, a dirt road branches off to the left, where a white truck is visible. Further back, a large, flat, brownish field stretches across the middle ground. In the distance, a long, low building is visible behind a line of trees. The sky is overcast with grey clouds. An orange callout box with a pointer directed at the distant site contains the text: "Current site as seen from HWY 43 looking east."

Current site as seen from HWY
43 looking east.

City of Northport Planning Commission

Preliminary Plat



Parcels

□ Parcels

Zoning

■ Agriculture

■ General Commercial

■ Office and Institutional

■ Residential Single-Family - 1

■ Residential Single-Family - 3

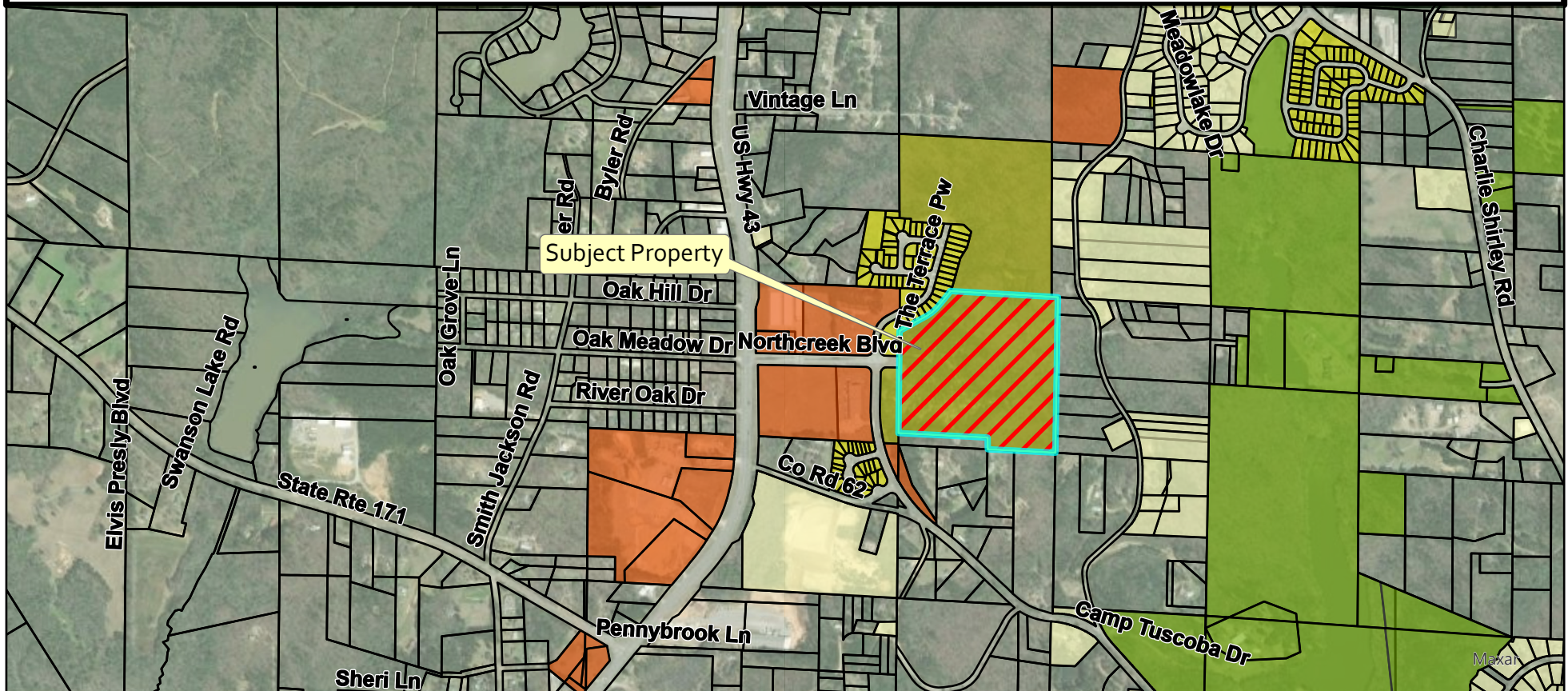
■ Residential Single-Family - 4

■ Residential Single-Family - SD

■ Subject Property

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0 1,500 3,000 6,000 Feet



City of Northport Planning Commission

Preliminary Plat

Parcels

□ Parcels

FLU_240408

■ Conservation

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

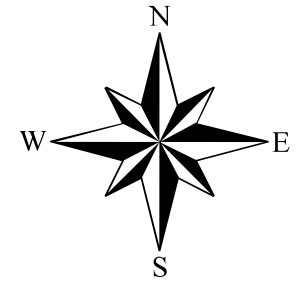
■ Medium to Low Density Transition

■ Low Density Residential

■ Institutional

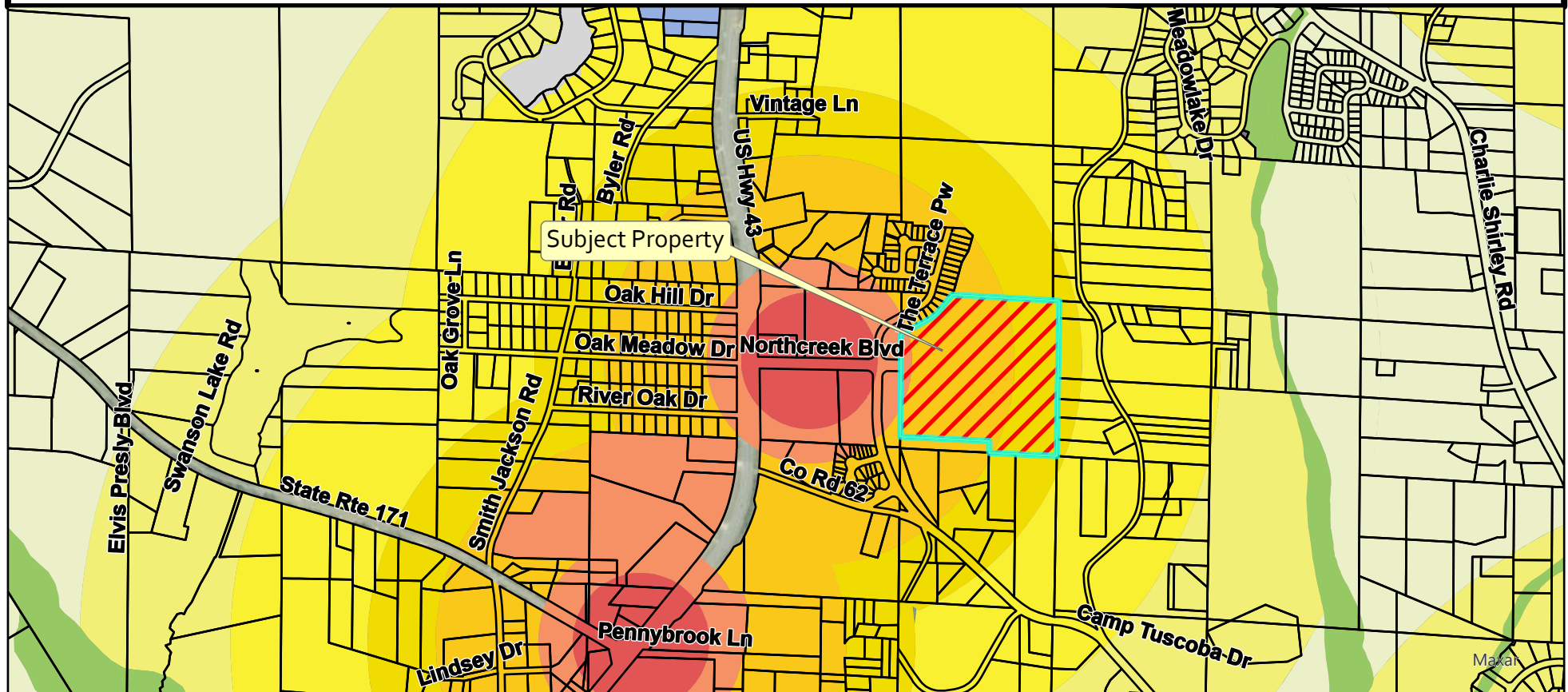
■ Utilities

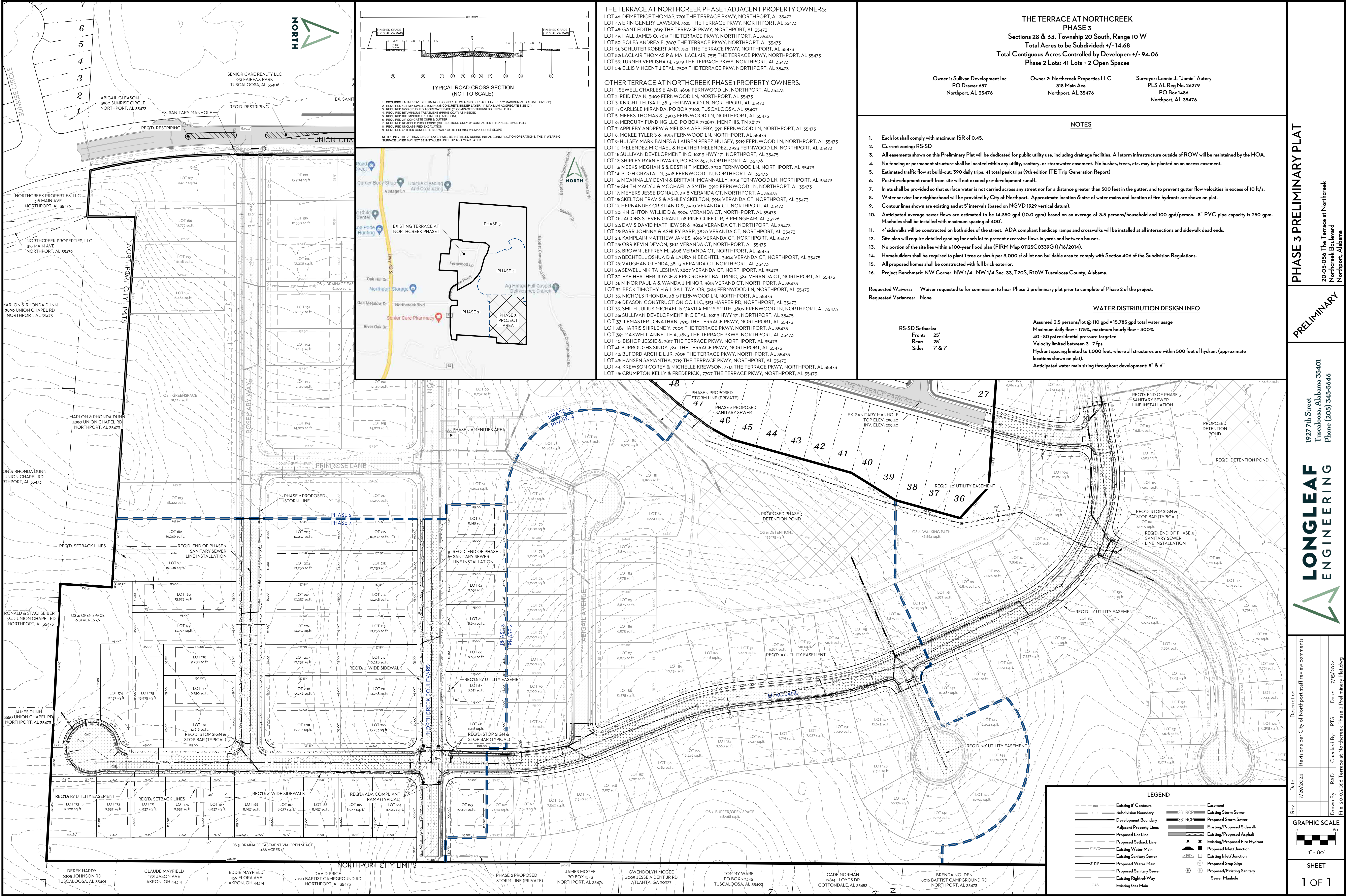
■ Subject Property



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0 1,500 3,000 6,000 Feet







1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

July 30, 2024

City of Northport
Planning and Zoning Commission
3500 McFarland Boulevard
Northport, AL 35476

Re: *Waiver Request Letter*
 Terrace at Northcreek Subdivision - Phase 3

Planning and Zoning Commission,

This letter is to accompany the preliminary plat for Phase 3 of the Terrace at Northcreek Subdivision. The Developer is requesting a waiver to allow the hearing of the Phase 3 plat prior to the construction of Phase 2. The developer wishes to get a head start on development of Phase 3, so that construction of the phase can begin soon after the previous phase is completed.

Please let me know if you have any questions or need any further information.

Sincerely,

Longleaf Engineering, LLC

Phillip J. Grammer, PE
Consulting Engineer



City of Northport Designation of Agent Form

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

I, Scott Sullivan, being owner of the property which is the subject of this application
hereby authorize Brasher Holdings, 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: Scott Sullivan Date: 8-2-23

Property Owner Mailing Address: Sullivan Development Inc
16213 Hwy 171 PO Box 657, Northport, AL 35476
Phone Number: (205) 339-1052

Authorized Agent Mailing Address: Brasher Holdings
31 Dogwood Drive, Chelsea, AL 35043
Phone Number: (205) 337-5690

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Debbie Rainwater, a Notary Public in and for said County and State, hereby certify
that Scott Sullivan, 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 2nd day of August, 2023

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024



City of Northport Designation of Agent Form

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planning@cityofnorthport.org.

I, Scott Sullivan, being owner of the property which is the subject of this application
hereby authorize Brasher Holdings, 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: *Scott Sullivan*

Date: 8-2-23

Property Owner Mailing Address: Northcreek Properties
16213 Hwy 171 318 Main Ave, Northport, AL 35476
Phone Number: (205) 339-1052

Authorized Agent Mailing Address: Brasher Holdings
31 Dogwood Drive, Chelsea, AL 35043
Phone Number: (205) 337-5690

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Debbie Rainwater, a Notary Public in and for said County and State, hereby certify
that Scott Sullivan, 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 2nd day of August, 2023

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024



City of Northport Designation of Agent Form

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

I, Scott Sullivan, being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: Scott Sullivan

Date: 5/17/22

Property Owner Mailing Address: Sullivan Properties
PO Box 657, Northport, AL 35476
Phone Number: (205) 339-1052

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405
Phone Number: (205) 345-5646

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Debbie Rainwater, a Notary Public in and for said County and State, hereby certify that Scott Sullivan, 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 17th day of May, 2022

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024



432 65th Street, Suite A
Tuscaloosa, AL 35405
(205) 345-5646

July 30, 2024

Meredith Mullins
City of Northport
PO Box 569
Northport, Alabama 35476

Re: *Terrace at Northcreek Phase III Plat Revision*
Northport, Alabama

Meredith,

We have addressed the City's comments on the preliminary plat for Phase III of Terrace at Northcreek, received by our office on July 24, 2024. Please see enclosed a waiver request letter, 16 copies of the revised plat, and 16 copies of the revised Master Plan. See below for responses to each of the provided comments:

COMMENTS ADDRESSED

Planning

- Unless a waiver is granted, phase 3 cannot be heard until phase 2 has been completed and all public infrastructure accepted by the city.
 - This waiver will be requested. A waiver request letter is included with this submission.
- Any waivers requested will need to be listed on the plat and accompanied by a waiver request letter.
 - The requested waiver is noted on the plat. A waiver request letter is included with this submission.
- Lots 164-174 do not match the approved master plan.
 - These lots have been reconfigured due to the topography of the surrounding area. Additional lot width will provide more area for slope transitions between pads, while converting the rear portion of the lot to open space will permit construction of a retaining wall, if necessary.
- As this proposal is significantly different from the approved master plan, the commission is likely to require a revised master plan prior to approving this plat.
 - A master plan revision request is included with this submission.

Engineering and Utilities

- Master plan note shows Lilac Lane will be completed to Terrace Parkway as part of phase III. Show required roadway and ROW dedication on plat.

- The connection to the Terrace Parkway is now included on this plat.
- Master plan shows detention pond in OS4. This is not shown on preliminary plat and seems to conflict with proposed storm drainage shown on plat. Clarify.
 - Based on our storm drainage analysis from Phase II, we do not think a detention pond will be necessary in OS4, as much of the stormwater will be routed north to the Phase II detention pond. As such, some of this area is being utilized as a lot. This provides extra lot width in lots 164-173 on the east side of Lilac Lane due to the topography of that area.

Please let us know if you have any questions or need any further information.

Sincerely,
Longleaf Engineering, LLC



Phillip J. Grammer, PE
Project Engineer

I hereby state this all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards Of Practice For Surveying in the State of Alabama to the best of my knowledge, information and belief of the following described property:

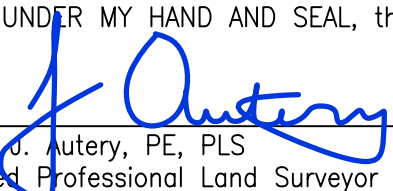
TRACT 1

Commencing at an iron pipe the southeast corner of the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run N 0°32'47" E for 99.51 feet along the east line of said Section 32 to an iron bar and the Point of Beginning; thence run N 0°38'28" E for 564.57 feet along said east line to a capped rebar; thence run N 0°33'08" E for 99.94 feet along said east line to a capped rebar; thence run N 0°40'50" E for 194.66 feet along said east line to a capped rebar; thence run N 61°31'20" E for 266.28 feet to a set capped rebar; thence run in a northeasterly direction along the arc of a curve to the left, having a radius of 305.00 feet, an arc length of 137.36 feet, and a chord bearing and distance of N 48°29'35" E, 136.20 feet to a capped rebar; thence run N 40°53'04" E for 44.97 feet to a set capped rebar; thence run S 49°06'56" E for 76.41 feet to a set capped rebar; thence run in a southeasterly direction along the arc of a curve to the left, having a radius of 184.44 feet, an arc length of 404.34 feet, and a chord bearing and distance of S 27°12'55" E, 328.10 feet to a capped rebar; thence run S 89°54'23" E for 137.91 feet to a capped rebar; thence run S 0°05'37" W for 124.91 feet to a capped rebar; thence run S 42°33'40" W for 81.46 feet to a capped rebar; thence run S 0°10'03" W for 414.97 feet to a capped rebar; thence run S 3°36'51" W for 60.00 feet to a capped rebar; thence run S 3°36'51" W for 150.00 feet to a capped rebar; thence run N 86°23'09" W for 652.35 feet to an iron bar; thence run S 0°32'47" W for 99.51 feet to the Point of Beginning. Said described property contains 14.17 acres, more or less, and lies NW1/4 of the NW1/4 of Section 33, T20S, R10W, Tuscaloosa County, Alabama.

TRACT 2

Beginning at an iron pipe the southeast corner of the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama; thence run N 86°17'04" W for 95.72 feet along the south line of said NE1/4 of the NE1/4 to a capped rebar on the east right-of-way of Union Chapel Road; thence run in a northerly direction along said east right-of-way, being the arc of a curve to the right, having a radius of 1260.00 feet, an arc length of 291.25 feet, and a chord bearing and distance of N 6°28'41" W, 290.60 feet to a capped rebar; thence run N 0°08'04" E for 319.50 feet along said east right-of-way to a capped rebar; thence run in a northeasterly direction, being the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 78.55 feet, and a chord bearing and distance of N 45°08'54" E, 70.72 feet to a capped rebar; thence run S 89°48'19" E for 84.69 feet to a capped rebar on the east line of said NE1/4 of the NE1/4; thence run S 0°38'28" W for 564.57 feet along said east line to an iron bar; thence run S 0°32'47" W for 99.51 feet along said east line to the Point of Beginning. Said described property contains 1.91 acres, more or less, and lies in the NE1/4 of the NE1/4 of Section 32, T20S, R10W, Tuscaloosa County, Alabama.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of January, 2023.


Lonnie J. Autery, PE, PLS
Licensed Professional Land Surveyor No. 26279

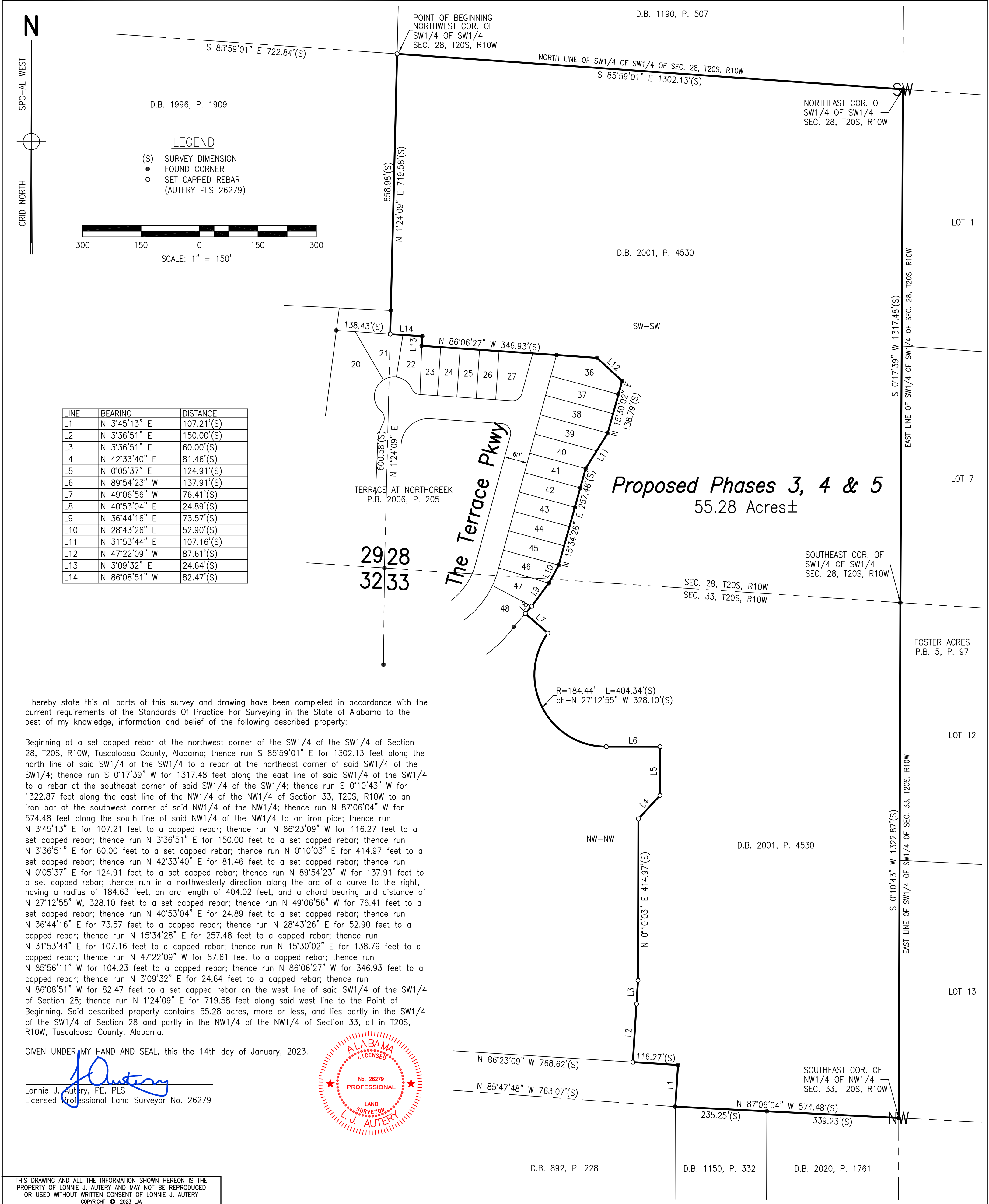


ALS **AUTERY**
&E LAND SURVEYING
& ENGINEERING, LLC

1470 NORTHBANK PARKWAY
SUITE 161
TUSCALOOSA, AL 35406

PHONE: (205) 333-2477
DATE SURVEYED: 08/07/2022
EMAIL: jautery@alsurvey.com

SCALE: 1"=60'
PAGE 2 OF 2
JOB NO.: TERRACE



ALS & E

AUTERY

LAND SURVEYING
& ENGINEERING, LLC

1470 NORTHBANK PARKWAY
SUITE 161
TUSCALOOSA, AL 35406

PHONE: (205) 333-2477
DATE SURVEYED: 08/07/2022
EMAIL: jautery@alsurvey.com

TERRACE AT NORTHCREEK
PROPOSED PHASES 3, 4 & 5



City of Northport

Designation of Agent Form

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

I, Scott Sullivan, being owner of the property which is the subject of this application hereby authorize Longleaf Engineering, to act as my representative with the City of Northport's (Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner Signature: ✓ Scott Sullivan

Date: 7-25-22

Property Owner Mailing Address: Northcreek Properties
318 Main Ave, Northport, AL 35476
Phone Number: (205) 339-1052

Authorized Agent Mailing Address: Longleaf Engineering
432 65th Street, Ste A, Tuscaloosa, AL 35405
Phone Number: (205) 345-5646

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Debbie Rainwater, a Notary Public in and for said County and State, hereby certify that Scott Sullivan, 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 25th day of July, 2022

Debbie Rainwater
Notary Public

My Commission Expires: 2-18-2024

City of Northport
Planning and Zoning Commission – August 13, 2024
Staff Report

Case: A-24-3

Applicant: Brigido Cervantes

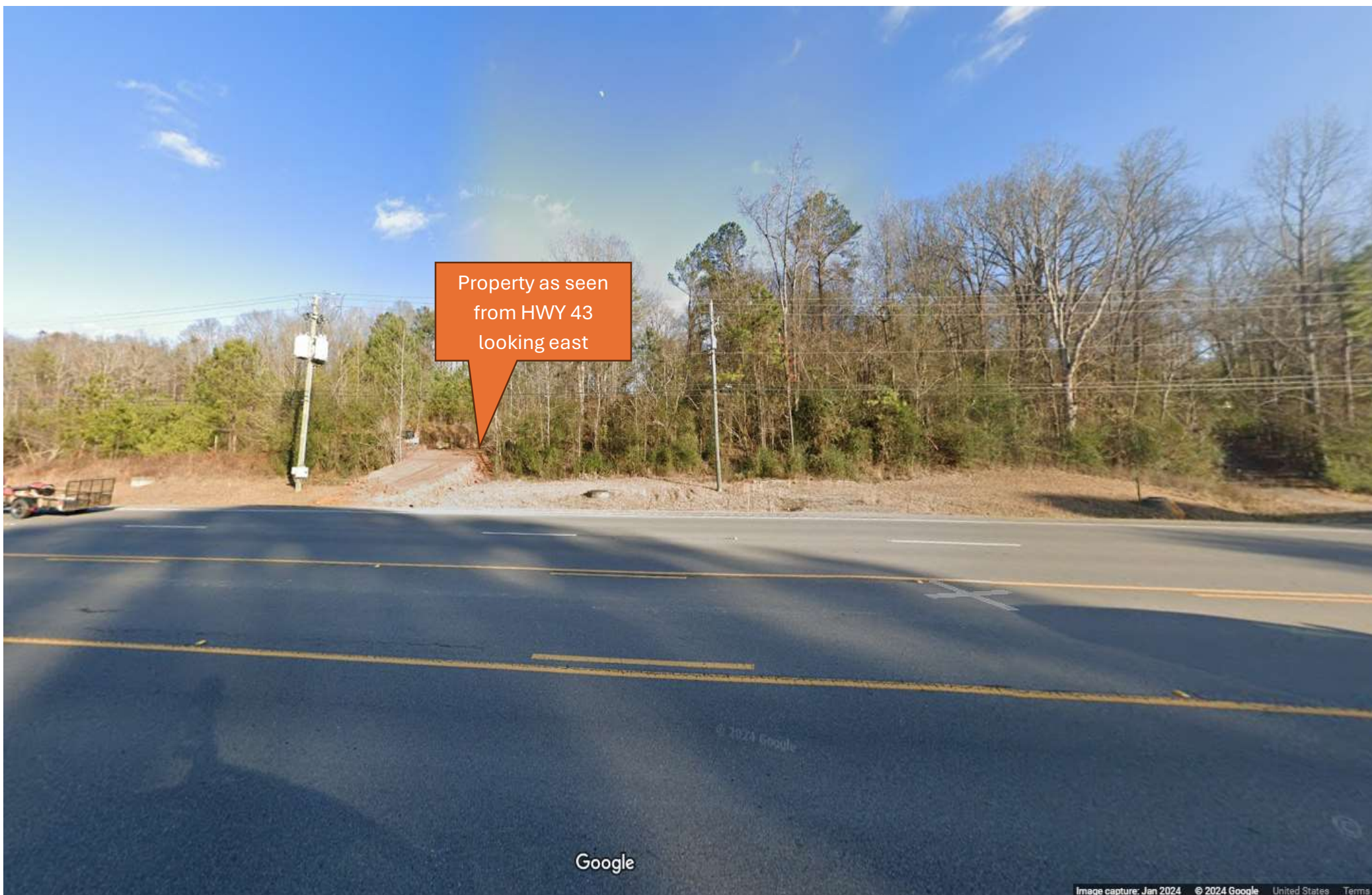
Location: East of HWY 43 and North of Charlie Shirley Road

Request: Annexation

Brigido Cervantes is requesting annexation of approximately 1.21 acres located east of HWY 43 and north of Charlie Shirley Road. This property is contiguous to the city limits and is surrounded on 1 side by land zoned Residential Single Family (RS-1). The applicant has requested that his property be zoned Residential Single Family (RS-1). The proposed use of the land is for mobile homes, which are allowed within RS-1 zoning.

This property lies within the priority growth areas identified in the comprehensive plan. However, the future land use map shows this property as “General Mixed Use”, which conflicts with the requested zoning.

Any action on this item will be a recommendation to City Council. The commission may recommend for or against the annexation as requested or may recommend annexation with a different zoning designation more in keeping with the comprehensive plan. Should the commission choose the latter option, staff would suggest a recommendation of “C-3 General Commercial” zoning.



City of Northport Planning Commission

Annexation Request

Parcels

□ Parcels

Zoning

■ Agriculture

■ General Commercial

■ Neighborhood Commercial

■ Office and Institutional

■ Residential Single-Family - 1

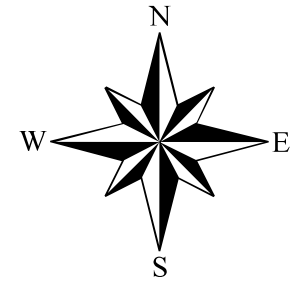
■ Residential Single-Family - 2

■ Residential Single-Family - 3

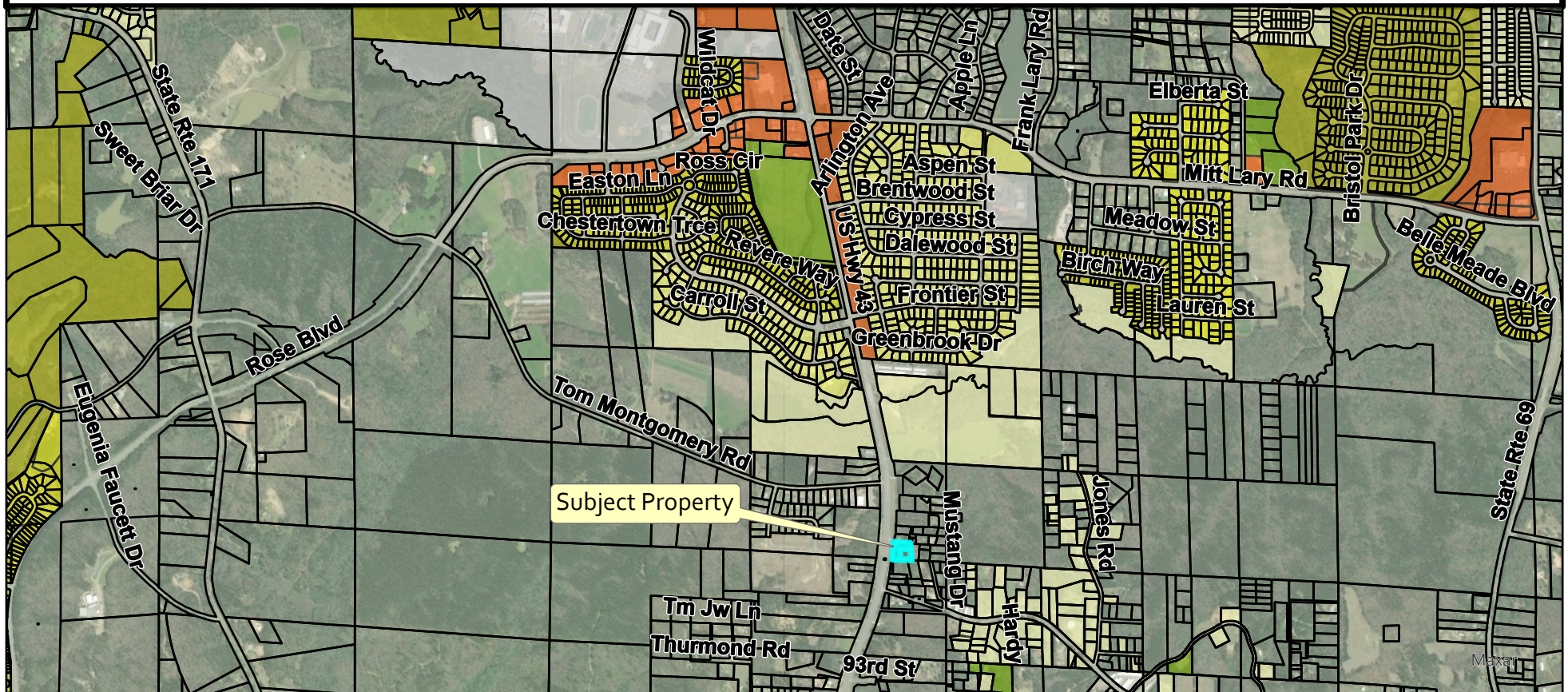
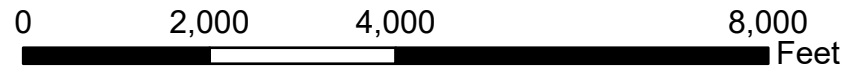
■ Residential Single-Family - 4

■ Residential Single-Family - SD

■ Subject Property



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City of Northport Planning Commission

Annexation Request

Parcels

□ Parcels

FLU_240408

■ Conservation

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

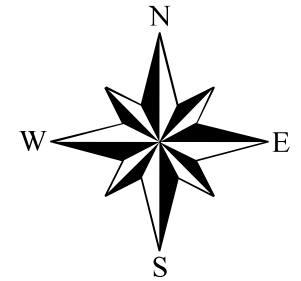
■ Medium to Low Density Transition

■ Low Density Residential

■ Institutional

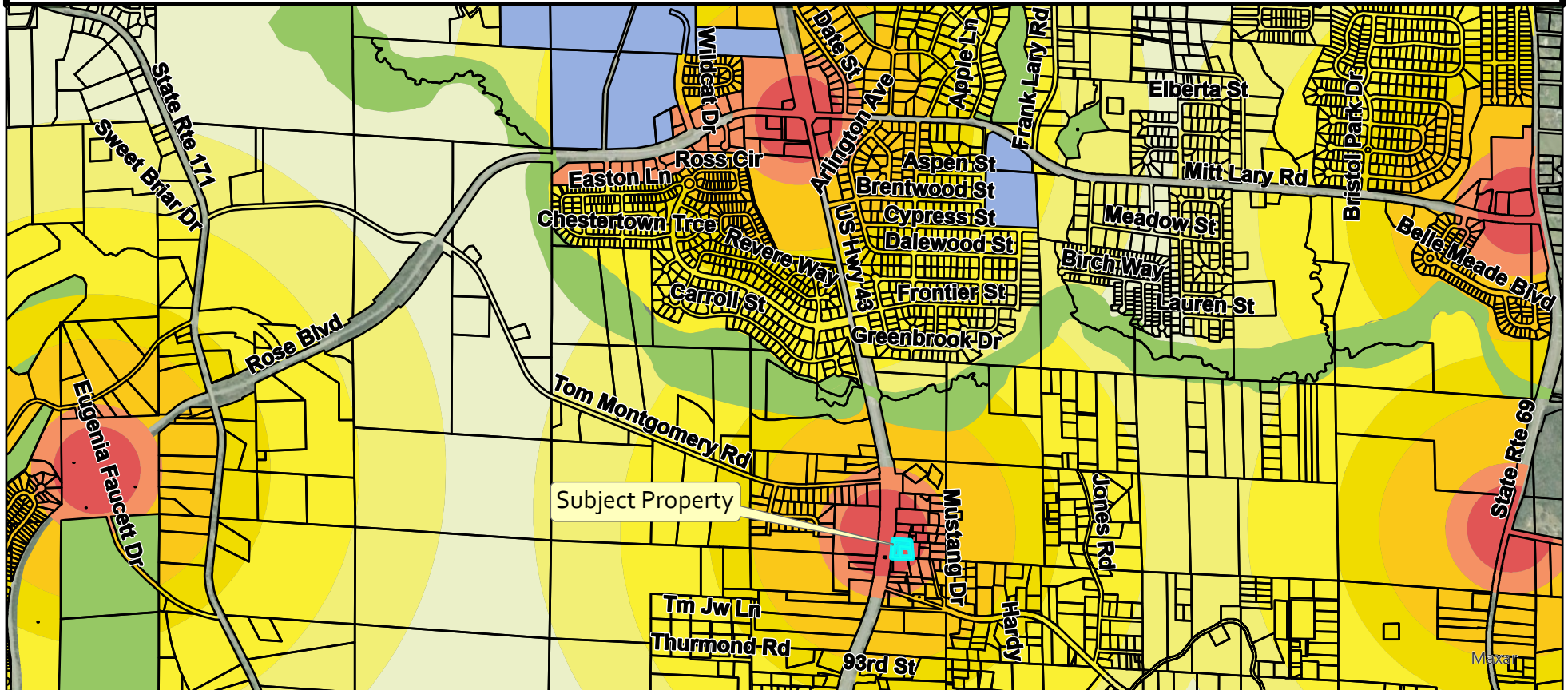
■ Utilities

■ Subject Property



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0 2,000 4,000 8,000 Feet



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>Brigido Cervantes</u>	
<u>9801 HWY 43</u>	CITY ADDRESS ASSIGNMENT
ADDRESS <u>9801 HWY 43</u>	ORDINANCE #
	CASE #
DAYTIME TELEPHONE <u>205 561 8135</u>	XREF. CASES:
EMAIL <u>cervantesbrigido110@gmail.com</u>	REQUESTED ZONING (if other than RS-1):
County Address (if any) of subject property	

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

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

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

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

1. a. Is this property your principal residence? ☒ YES ☐ NO (if "yes," answer part B)
- b. Applicant's Marital Status: ☒ Now Married ☐ Separated ☐ Divorced ☐ Widowed ☐ Never Married
2. a. Total number of buildings on subject property: 1
☒ Number of houses ☐ Number of manufactured homes ☐ Other:
- b. Number of persons living on subject property: 4
- c. Of all persons residing on the property, how many are of voting age (18 years or older)? ☐
- d. Of all persons residing on the property, how many are:
☐ White ☐ Black ☒ Hispanic ☐ Asian or Pacific Islander ☐ American ☐ Other
Indian/Eskimo/Aleut
- e. Number of children in household: 3 Ages: 2-14-16
- f. Proposed Use of Property (if any): Liver

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

3 Acres

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

APPLICANT'S SIGNATURE: <u>Brigido Cervantes</u>	DATE: <u>07 15 24</u>
PRINT NAME: <u>Brigido Cervantes</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)

Updated 1/10



PETITION FOR ANNEXATION

To The City of Northport, Alabama:

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

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

Initials: B.C.

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: B.C.

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: B.C.

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: B.C.

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 ____ day of _____, 200__.

Names and Signatures of
ALL property owners:

Signature: B.C.
Print Name: BRIGIDO CERVANTES

Signature: B.C.
Print Name: BRIGIDO CERVANTES

Signature: B.C.
Print Name: BRIGIDO CERVANTES

Signature: B.C.
Print Name: BRIGIDO CERVANTES

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.

Updated 1/10

Real Property Assessment - TUSCALOOSA County	
LEIGH ANN FAIR, TAX ASSESSOR	714 Greensboro Avenue, Room 108 Tuscaloosa, AL 35401
RESENDIZ BRIGIDO CERVANTES	
11157 CAROLWOOD LAKEVIEW DR NORTHPORT, AL 35475	Account: 106610 Year: 2025

Owner Name:	RESENDIZ BRIGIDO CERVANTES						
Parcel/PPIN/STR:	20-04-20-4-001-005.006 / 4747 / 20/20S/10W			Deed Bk/Pg:	WARRANTY DEED 2023/28176 12/7/2023		
Physical Addr:	MUSTANG DR			Calc/Deed Ac:	0/0	Est. Taxes Due	\$13.50
Imp Desc:				Calc Type:	Cost	Est. Fees Due	\$0.00
Legal Description:	PART OF LOT 8 FAUCETT ACRES S/D NO 2 AS FOLLOWS: COM SE COR S20 T20S R10W; W 466(S) TO POB; CONT W 150.2 ALG S SECT LN; N 146.2; E 150.2; S 146.2 TO POB						
Description				CLASS	OVR or BOE	Mun	EX
LAND - Custom_Acre / 0.5 AC				2		1	
Total:						\$2,500.00	\$500.00
						\$2,500.00	\$500.00

REAL ASSESSED	BPP ASSESSED		TAXES DUE	EXEMPT ASSD	EXEMPT TAX	NET TAX DUE	FEES		TIMBER TAX		TOTAL DUE
\$500.00	\$0.00	STATE	\$3.25	\$0.00	\$0.00	\$3.25	FIRE:	\$0.00	ACRES:	0	\$13.50
PENALTY ASSESSED		COUNTY	\$5.25	\$0.00	\$0.00	\$5.25	ESC:	\$0.00	TAX:	\$0.00	
\$0.00		CITY	\$0.00	\$0.00	\$0.00	\$0.00	Nuisance:	\$0.00			
		SCHOOL	\$5.00	\$0.00	\$0.00	\$5.00	StWater	\$0.00			

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

DEED Book 2023 Page 28176
Recorded: 12/11/2023 10:42:45 AM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING6/mmdavidson
Tran: 76569
Probate Judge Fee \$2.00
Deed Tax \$21.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.25

WARRANTY DEED

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Anthony Moore and Jacqueline Moore, husband and wife (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Brigido Cervantes Resendiz (herein referred to as GRANTEE), the following described real estate, situated in Tuscaloosa County, Alabama, to-wit:

Part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 10 West, Tuscaloosa County, Alabama, and also being part of Faucett Acres No. 2 as recorded in the Probate Office of Tuscaloosa County, Alabama in Plat Book 5, at Page 90 and being more particularly described as follows: Commence at a concrete monument found and being accepted as the Southeast corner of Section 20 and also being the Southeast corner of Lot 8 of said Faucett Acres No. 2; thence run in a Westwardly direction and along the South line of said Section 20, also being the South line of Lot 8 of said Faucett Acres No. 2 for a distance of 465.50 feet to the POINT OF BEGINNING; thence continue Westwardly and along said course for a distance of 150.24 feet; thence with an interior angle left of 97 degrees, 20 minutes, run in a Northwestwardly direction for a distance of 146.17 feet; thence with an interior angle left of 82 degrees 40 minutes, run in an Eastwardly direction for a distance of 150.24 feet; thence with an interior angle left of 97 degrees, 20 minutes, run in a Southeastwardly direction for a distance of 146.17 feet to the POINT OF BEGINNING, thus making a closing interior angle left of 82 degrees, 40 minutes. Said parcel containing 0.50 acres, more or less.

A 20 foot access easement running over and across the Southeast Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 10 West, Huntsville Meridian, being 20 feet North and parallel of the following described line: Commence at the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence run Easterly, along the South line of said Section 20, 475.95 feet to the East right-of-way of Alabama Highway No. 69; thence with a direct angle right of 91 degrees, 20 minutes, run Northeasterly, along said right-of-way, 26.55 feet to the POINT OF BEGINNING; thence with a direct angle left of 91 degrees, 20 minutes, run Easterly, 218.99 feet to the POINT OF ENDING.

SOURCE OF TITLE: Deed Book 1145 Page 702 and Deed Book 1148 Page 618

This conveyance is pursuant to that certain Order attached hereto as Exhibit "A", said Exhibit "A" being made a part of this conveyance by said reference.

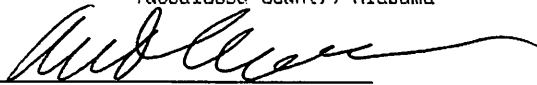
This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

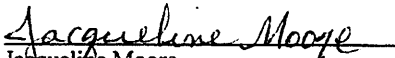
TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns, forever.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will and my(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of December, 2023.

DEED Book 2023 Page 28177
Tuscaloosa County, Alabama


Anthony Moore


Jacqueline Moore

STATE OF Alabama

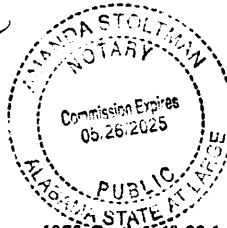
COUNTY OF Tuscaloosa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Moore and Jacqueline Moore, 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.

Witness my hand and official seal, this the 7th day of December, 2023.


Notary Public

My Commission Expires: 5/26/25



(SEAL)

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

Grantor's Name	Anthony Moore	Grantee's Name	Brigido Cervantes Resendiz
Mailing Address:	5805 Dove Creek Ave Northport, AL 35473	Mailing Address:	11157 Carolwood Lakeview Dr Northport, AL 35475
Grantor's Name	Jacqueline Moore		
Mailing Address:	5805 Dove Creek Ave Northport, AL 35473		
Property Address	Acreage in 20-20-10 Northport, AL 35473	Date of Sale	12/07/23
		Total Purchase Price	\$21,000.00

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

File #: 102574T1

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ALABAMA
WESTERN DIVISION**

In re:

Anthony Moore,

Case No. 22-70092-JHH

Debtor(s).

Chapter 13

**ORDER GRANTING CHAPTER 13 DEBTOR'S MOTION TO APPROVE SALE OF
PROPERTY PURSUANT TO 11 U.S.C. § 363(b)**

This matter is before the court on the *Chapter 13 Debtor's Motion to Approve Sale of Property Pursuant to 11 U.S.C. § 363(b)* (Doc. 66) (the "Motion"). Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Motion. The Motion was served on all creditors and other interested parties with the Western Division Administrative Order No. 20-01 negative notice legend informing the parties of their opportunity to respond. No party filed a response within the time permitted, and, therefore, the court considers the Motion to be unopposed and deems admitted the uncontroverted factual allegations set forth in the Motion. (See Admin. Order No. 20-01.) It appears to the court that the Motion should be granted. Accordingly, it is ORDERED:

1. The Motion is granted, and the Debtor is authorized to sell the Debtor Interest(s) on the terms set forth in the Motion and the Sale Contract.
2. All Liens shall be paid in full or otherwise consensually satisfied from the proceeds of the sale at closing.
3. The Costs of Sale shall be paid in full from the proceeds of the sale at closing.
4. Any requested disbursement(s) of Net Proceeds described in the Motion, and any Requested Suspensions, are approved.
5. Any stay of this order is waived.
6. The Debtor shall file the Report of Sale within 14 days after the closing of the sale.

DONE this the 13th day of November, 2023.

/s/ JENNIFER H. HENDERSON
UNITED STATES BANKRUPTCY JUDGE

Real Property Assessment - TUSCALOOSA County	
LEIGH ANN FAIR, TAX ASSESSOR	714 Greensboro Avenue, Room 108 Tuscaloosa, AL 35401
RESENDIZ BRIGIDO CERVANTES	
11157 CAROLWOOD LAKEVIEW DR NORTHPORT, AL 35475	Account: 106610 Year: 2025

Owner Name:	RESENDIZ BRIGIDO CERVANTES						
Parcel/PPIN/STR:	20-04-20-4-001-005.005 / 12539 / 20/20S/10W			Deed Bk/Pg:	WARRANTY DEED 2023/28303 12/7/2023		
Physical Addr:	HWY 43 N			Calc/Deed Ac:	0/0	Est. Taxes Due	\$77.76
Imp Desc:				Calc Type:	Cost	Est. Fees Due	\$0.00
Legal Description:	PART OF S20 T20S R10W DESC AS:COM SE COR S20; W 616(S) TO POB; W 110(S); NE 226(S); E 220(S); S 81(S); W 150(S); S 146(S) TO POB						
Description				CLASS	OVR or BOE	Mun	EX
LAND - Custom_Acre / 0.72 AC				2		1	
				Appraised		Use	
				\$14,400.00		\$0.00	
Total:				\$14,400.00		\$0.00	
						\$2,880.00	

REAL ASSESSED	BPP ASSESSED		TAXES DUE	EXEMPT ASSD	EXEMPT TAX	NET TAX DUE	FEES		TIMBER TAX		TOTAL DUE
\$2,880.00	\$0.00	STATE	\$18.72	\$0.00	\$0.00	\$18.72	FIRE:	\$0.00	ACRES:	0	\$77.76
PENALTY ASSESSED		COUNTY	\$30.24	\$0.00	\$0.00	\$30.24	ESC:	\$0.00	TAX:	\$0.00	
\$0.00		CITY	\$0.00	\$0.00	\$0.00	\$0.00	Nuisance:	\$0.00			
		SCHOOL	\$28.80	\$0.00	\$0.00	\$28.80	StWater	\$0.00			

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

DEED Book 2023 Page 28303
Recorded: 12/12/2023 12:27:12 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING6/mmdavidson
Tran: 76724

WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS,

TUSCALOOSA COUNTY)

Probate Judge Fee \$2.00
Deed Tax \$21.00
Recording Fee - By Page Count \$6.00
Source of Title \$1.00
Total: \$29.00

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Jessie Whitaker, a married woman, (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey unto Brigido Cervantes Resendiz (herein referred to as GRANTEE), the following described real estate, situated in Tuscaloosa County, Alabama, to-wit:

A parcel of land being located in the Southeast Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 10 West, Tuscaloosa County, Alabama, and being a part of Lot 8 of Faucett Acres No. 2 as found recorded in Plat Book 5 at Page 90 in the Probate Records of Tuscaloosa County and being more particularly described as follows: COMMENCE at a concrete monument at the Southeast corner of said Section 20 and Lot 8 of Faucett Acres No. 2; thence run West along the South line of said Section and said Lot 8 for a distance of 615.74 feet to an iron found at the Southwest corner of the property as described in Deed Book 1148 at Page 618 found recorded in the Probate Records of Tuscaloosa County, and being the POINT OF BEGINNING of the parcel herein described; thence continue West and along said course for a distance of 108.96 feet to a point being on the East right-of-way margin located 99.57 feet East of the centerline of U.S. Highway No. 43; thence run Northeasterly and along a right-of-way transition for distance of 19.08 feet to a point being 105.00 feet East of said centerline; thence run Northeasterly and along said East right-of-way margin being a curve to the left, having a delta angle of 03 degrees, 10 minutes, 17 seconds, a radius of 3,720.54 feet for a chord distance of 205.92 feet to an iron found at the Southwest corner of the property as described in Deed Book 2007 at Page 20543 found recorded in the Probate Records of Tuscaloosa County; thence run East and along the South line of the aforementioned deed and a projection thereof for a distance of 218.34 feet to an iron found at the Northwest corner of the property as described in Deed Book 2004 at Page 17751 found recorded in the Probate Records of Tuscaloosa County; thence run Southeasterly and along the West line of the aforementioned deed for a distance of 79.47 feet to an iron found at the Northeast corner of the property as described in Deed Book 1148 at Page 618 found recorded in the Probate Records of Tuscaloosa County; thence run West and along the North line of the aforementioned deed for a distance of 150.24 feet to an iron found at the Northwest corner of said deed; thence run Southeasterly and along the West line of the aforementioned deed for a distance of 146.17 feet to the POINT OF BEGINNING. Said parcel containing 0.71 acres, more or less.

SOURCE OF TITLE: Deed Book 2008 Page 21762

The real property described herein does not constitute the homestead of the undersigned Grantor or of her spouse.

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

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns, forever.

DEED Book 2023 Page 28304
Pascala County, Alabama

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators, and administrators, with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will and my(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of December, 2023.

Jessie Whitaker
Jessie Whitaker

STATE OF New York
COUNTY OF NASSAU

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

Witness my hand and official seal, this the 7th day of December, 2023.

Nicole Tucker
Notary Public

My Commission Expires: 8/23/25

(SEAL)

NICOLE TUCKER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TU6029633
Qualified In Queens County
My Commission Expires August 23, 2025

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

Grantor's Name	Jessie Whitaker	Grantee's Name	Brigido Cervantes Resendiz
Mailing Address:	14736 230TH PL Springfield Gardens, NY 11413	Mailing Address:	11157 Carolwood Lakeview Dr Northport, AL 35475
Property Address	Highway 43 Northport, AL 35473	Date of Sale	12/07/23
		Total Purchase Price	\$21,000.00

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

File #: 102575TI