City of TUSCALOOSA
URBAN DEVELOPMENT

TUSCALOOSA PLANNING COMMISSION

SUBDIVISION SUBMISSION CHECKLIST

Please complete all of the following required fields:

Subdivision: Binion Creek Boat Storage - Phase 2 Parcel ID: 63 15 04 20 0 001 015.032 & Others Total Acres: 4.03

Surveyor or Engineer

Name: Longleaf Engineering, LLC Email: tsims@longleafengineering.com Phone: 205-345-5646

Address: 432 65th Street, Suite A City/State: Tuscaloosa / AL ZIP Code: 35405

Property Owner

Name: Skelton Investments LLC Email: stephan@skeltonstorage.com Phone: 205-792-7445

Address: 10901 Hwy 43 N City/State: Northport / AL ZIP Code: 35473

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 ½" x 11"	☐ YES	☐ NO	☑ N/A
Digital copy of Plat (with & without contours)	☑ YES	☐ NO	☐ N/A
Pre-design conference (if so, list date)	☑ YES 3/27/2023	☐ NO	☐ N/A
Master Plan provided	☐ YES	☐ NO	☑ N/A
Drainage study	☑ YES	☐ NO	☐ N/A
Variance request letter	☐ YES	☐ NO	☑ N/A
Designation of Agent form	☑ YES	☐ NO	☐ N/A
Vicinity & Tax maps at 8 ½" X 11" scale	☑ YES	☐ NO	☐ N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	☑ YES	☐ NO	☐ N/A

Certification of Applicant

NOTE: AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

☑ **I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.**

Signature: _____ Date: 4/13/23

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT AND ALL NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: Planning Division
2201 University Boulevard, Annex III, 3rd Fl Tuscaloosa, AL 35401
planningcommission@tuscaloosa.com

SUBMIT FORM

Intersection of Hagler Mill Rd and Hwy 43 N

1 inch = 9,333 feet

0 1 2 3 4 Miles

N

Tuscaloosa Sailing Club

Texaco

Lake Harleen State Park

Rose Blvd

Lake Nicol

Deerlick Creek Park

Black Warrior River

COKER

NORTHPORT

HOLT

PETERSON

171 35 43 90 90 90 171 69 47 43 56 21 70 47 21 82 43 69 82 47 30

Intersection of Hagler Mill Rd and Hwy 43 N

1 inch = 125 feet

0 75 150 225 300

N

BINION CREEK BOAT STORAGE - PHASE II
(RESURVEY OF LOTS 1-4 - EAGLE BLUFF SUBDIVISION)

Township 19 South, Range 10 West, Section 20
Acreage to be Subdivided: +/- 4.03 acres
Acreage Controlled by Developer: +/- 4.03 acres
Existing Lots: 4 Lots Proposed Lots: 1 Lot
In City of Tuscaloosa Planning Jurisdiction (outside city limits)
Deed Book 2021, Page 6927

Owner: Skelton Investments LLC
10901 Hwy 43 N
Northport, AL 35475

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
PO Box 1486
Northport, AL 35476

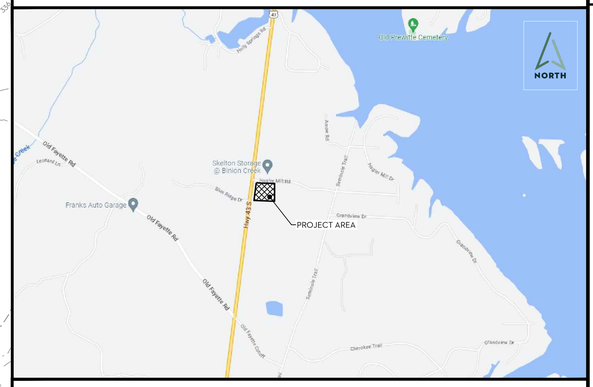
Requested Variances from Tuscaloosa County Subdivision Regulations:
Variance from setback requirements

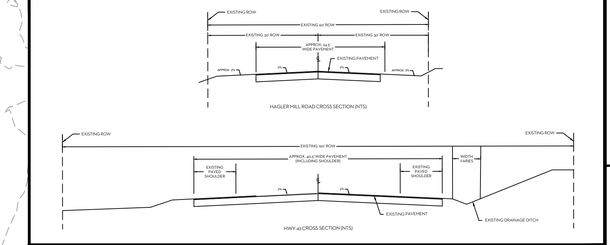
Requested Variances from Tuscaloosa City Subdivision Regulations:
Variance setback requirements
Variance from half-street improvements

Requested Setbacks (from County):
Front: 10'
Rear: 10'
Side: 5'

NOTES

1. Property is located in the City of Tuscaloosa planning jurisdiction (outside city limits). Property is unzoned.
2. Water services provided by City of Tuscaloosa. Site will not utilize sanitary services.
3. Detention Pond will be maintained by property owner.
4. Post-development site runoff will not exceed pre-development. See the project drainage study for more information.
5. Southern portions of the site lie within a 100-year flood zone. All buildable area lies outside of the flood zone boundary. (FIRM Map 01125C0200G, Rev. 1/16/2014).
6. Property lies within Section 20, T19S, R10W, Tuscaloosa County, Alabama.
7. Location and specifications of proposed buildings, parking/driving areas, and on-site fire equipment (fire hydrants, fire extinguishers, fire walls, approved security gates, etc.) shall be included in LDP submission.
8. Site shall have no direct access to Hwy-43.





LEGEND

- Existing Contours
- Proposed Contours
- Property Line
- Right-of-Way
- Overhead Electric
- Underground Electric
- Overhead Telephone
- Underground Telephone
- Water Main (Existing/Proposed)
- Sewer Main (Existing/Proposed)
- Gas Main (Existing/Proposed)
- Force Main (Existing/Proposed)
- Storm Sewer (Existing/Proposed)
- Centerline
- Dedicated Utility Easement
- Fence Line
- Wood Line
- Water Valve (Existing/Proposed)
- S-inlet (Existing/Proposed)
- Manhole (Existing/Proposed)
- Utility Pole
- Guy Wire
- Fire Hydrant (Existing/Proposed)
- Gas Valve
- Boring Location
- Existing Pavement
- Proposed Asphalt Paving
- Proposed Demolition

PRELIMINARY PLAT

BINION CREEK BOAT STORAGE - PHASE II
HAGLER MILL ROAD
TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY

LONGLEAF ENGINEERING
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 343-5646

Rev	Date	Description	Drawn By:	Checked By:	Date:
1	4/28/2023	Revisions per City of Tuscaloosa staff comments	RAD	RTS	4/14/2023

File: Binion Creek Boat Storage.dwg

GRAPHIC SCALE
0 30
1" = 30'

SHEET
1 OF 1

BINION CREEK BOAT STORAGE - PHASE II
(RESURVEY OF LOTS 1-4 - EAGLE BLUFF SUBDIVISION)

Township 19 South, Range 10 West, Section 20
Acreage to be Subdivided: +/- 4.03 acres
Acreage Controlled by Developer: +/- 4.03 acres
Existing Lots: 4 Lots Proposed Lots: 1 Lot
In City of Tuscaloosa Planning Jurisdiction (outside city limits)
Deed Book 2021, Page 6927

Owner: Skelton Investments LLC
10901 Hwy 43 N
Northport, AL 35475

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
PO Box 1486
Northport, AL 35476

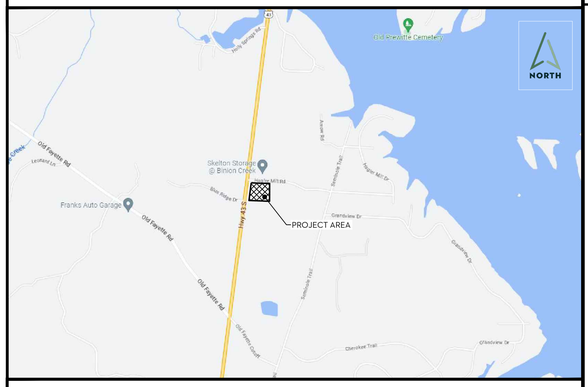
Requested Variances from Tuscaloosa County Subdivision Regulations:
Variance from setback requirements

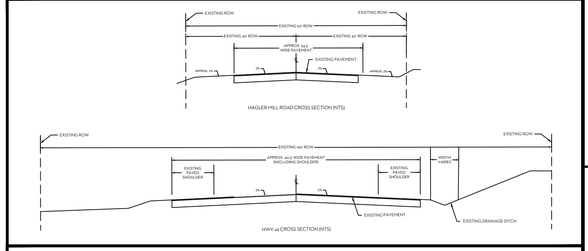
Requested Variances from Tuscaloosa City Subdivision Regulations:
Variance setback requirements
Variance from half-street improvements

Requested Setbacks (from County):
Front: 10'
Rear: 10'
Side: 5'

NOTES

1. Property is located in the City of Tuscaloosa planning jurisdiction (outside city limits). Property is unzoned.
2. Water services provided by City of Tuscaloosa. Site will not utilize sanitary services.
3. Detention Pond will be maintained by property owner.
4. Post-development site runoff will not exceed pre-development. See the project drainage study for more information.
5. Southern portions of the site lie within a 100-year flood zone. All buildable area lies outside of the flood zone boundary. (FIRM Map 01125C0200G, Rev. 1/16/2014).
6. Property lies within Section 20, T19S, R10W, Tuscaloosa County, Alabama.
7. Location and specifications of proposed buildings, parking/driving areas, and on-site fire equipment (fire hydrants, fire extinguishers, fire walls, approved security gates, etc.) shall be included in LDP submission.
8. Site shall have no direct access to Hwy-43.





LEGEND

- Existing Contours
- Proposed Contours
- Property Line
- Right-of-Way
- Overhead Electric
- Underground Electric
- Overhead Telephone
- Underground Telephone
- Water Main (Existing/Proposed)
- Sewer Main (Existing/Proposed)
- Gas Main (Existing/Proposed)
- Force Main (Existing/Proposed)
- Storm Sewer (Existing/Proposed)
- Centerline
- Dedicated Utility Easement
- Fence Line
- Wood Line
- Water Valve (Existing/Proposed)
- S-inlet (Existing/Proposed)
- Manhole (Existing/Proposed)
- Utility Pole
- Guy Wire
- Fire Hydrant (Existing/Proposed)
- Gas Valve
- Boring Location
- Existing Pavement
- Proposed Asphalt Paving
- Proposed Demolition

PRELIMINARY PLAT

BINION CREEK BOAT STORAGE - PHASE II
HAGLER MILL ROAD
TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY

LONGLEAF ENGINEERING
432 65th Street, Suite A
Tuscaloosa, Alabama 35405
Phone (205) 343-5646

Rev	Date	Description	Date: 4/14/2023
1	4/28/2023	Revisions per City of Tuscaloosa staff comments	Checked By: RTS
			Drawn By: RAD
			File: Binion Creek Boat Storage.dwg

GRAPHIC SCALE
0 30
1" = 30'

SHEET
1 OF 1

LONGLEAF ENGINEERING

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

April 28, 2023

Planning Commission
City of Tuscaloosa
2201 University Blvd.
Tuscaloosa, Alabama 35401

Re: Binion Creek Boat Storage – Phase 2
Northport, Alabama

Planning Commission,

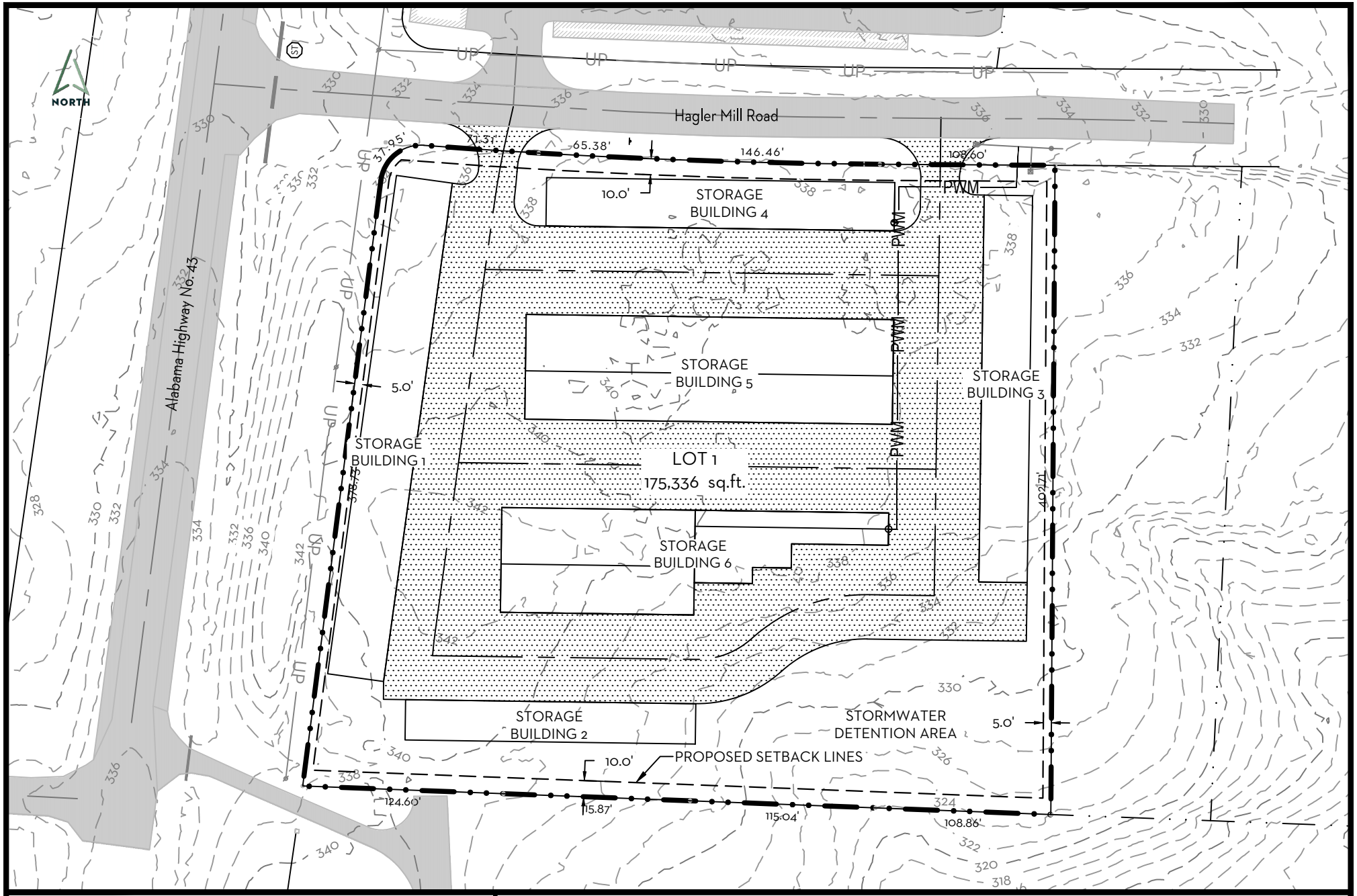
Please see attached the new Binion Creek Boat Storage – Phase 2 subdivision located at the intersection of Highway 43 North and Hagler Mill Road. This subdivision includes the resurvey of lots 1-4 of the Eagle Bluff Subdivision. The subdivision consists of four existing parcels that are proposed to be combined into one.

As part of our submission, the developer would like to request a variance from the City's standard R-2 setbacks for properties located within the planning jurisdiction (30' front, 35' rear, and 18' sides). The developer is requesting a 10' front setback, a 10' rear setback, and 5' side setbacks for the lot. The proposed use for this lot is a commercial boat storage facility. This new facility is Phase 2 of the existing Binion Creek Boat Storage facility located at 16005 US-43. The variance from required setbacks would allow architectural consistency between the two phases. The developer would also like to request a variance from the half-street improvements required along Hagler Mill Road. Hagler Mill Road is a county-maintained road with currently no sidewalks or curb and gutter. ALDOT has provided a letter stating that sidewalks will not be required along Highway 43 North, therefore, any improvements such as sidewalks would begin and end at the site limits with no planned connection along Highway 43 North.

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

Sincerely,
Longleaf Engineering, LLC

Tom Sims, P.E.
Consulting Engineer



SITE PLAN

23-05-016 Binion Creek Boat Storage - Phase 2
Tuscaloosa County, Alabama

Date: 4/12/2023 **Drawn By:** RAD **Scale:** 1" = 80' **Sheet #:** 1 of 1

LONGLEAF ENGINEERING

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