

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

2/26/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

McKinnon Subdivision

Site Address:

4770 Old Buttermilk Rd, Tuscaloosa, Alabama 35453

Parcel ID:

63 37 01 02 2 001 002.000 and 63 37 01 02 2 001 002.006

Total Acres to be Subdivided:

17.05

Total Acreage Controlled by Owner:

17.05

Number of Existing Lots:

2

Number of Proposed Lots:

2

Number of Existing Structures:

2

Number of Proposed Structures:

2

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Mixed-use

Proposed Land Use:

Mixed-use

Reason for Subdivision:

To separate buildings from the rest of the property.

Surveyor or Engineer Information:

Survey or Engineer Company:

Herndon, Hicks, and Associates

Surveyor or Engineer Name:

David Herndon

Applicant Information:

Applicant Name:

Charles McKinnon

Property Owner Information:

Owner 1

Property Owner Name:

Charles McKinnon

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

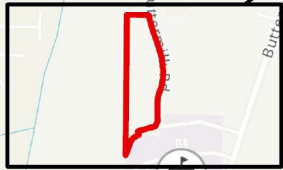
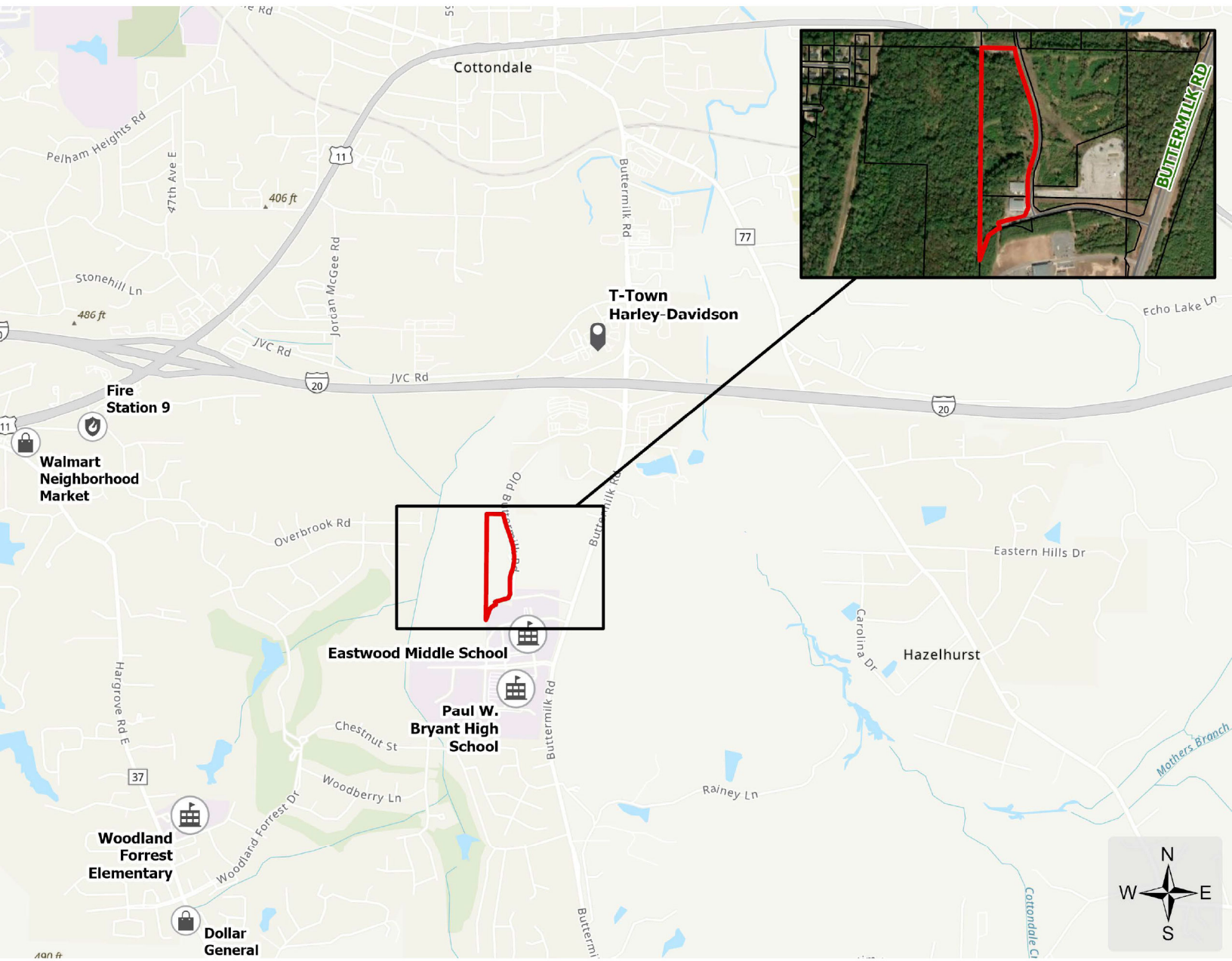
By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:





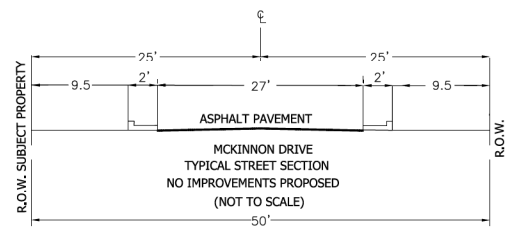
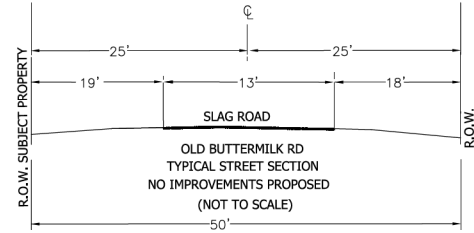
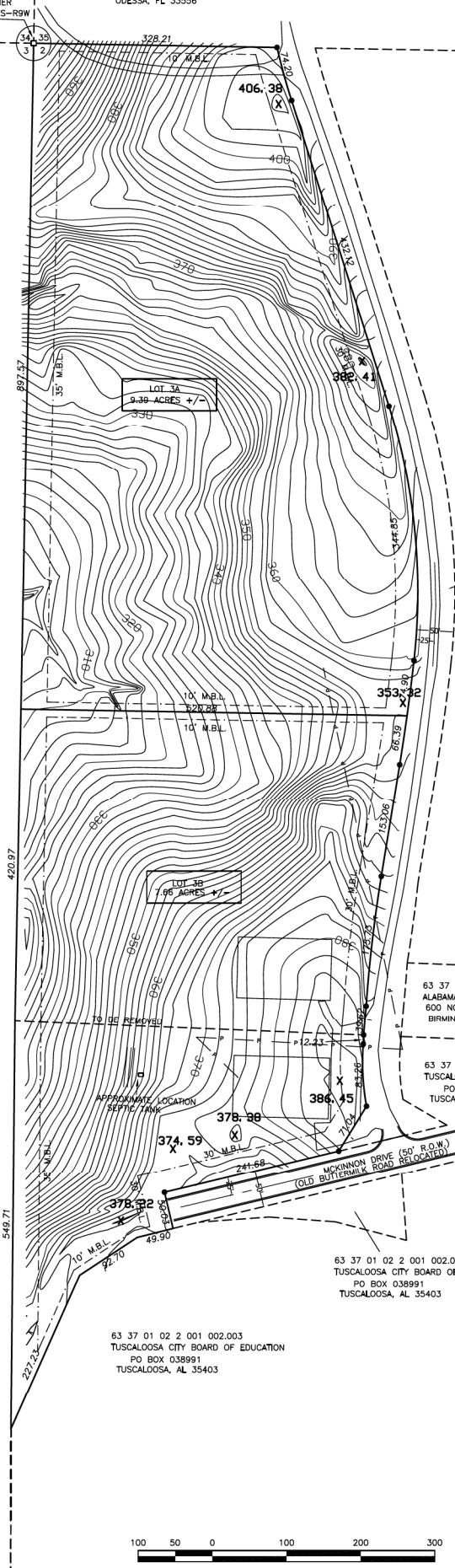
- NOTES:
1. ACRES UNDER CONTROL OF DEVELOPER: 17.05 ACRES +/-
 2. ACRES TO BE SUBDIVIDED: 17.05 ACRES +/-
 3. CURRENT OWNER OF SUBJECT PROPERTY: CHARLES MCKINNON
4770 OLD BUTTERMILK RD
COTTONDALE, AL 35453
 4. ACCORDING TO FLOOD MAP 01125C05376, DATED 01-16-2014, SUBJECT PROPERTY LIES IN AN AREA OF MINIMAL FLOOD HAZARD
 5. PROPERTY IS LOCATED OUTSIDE CITY LIMITS BUT WITHIN THE CITY'S PLANNING JURISDICTION.
 6. CONTOURS TAKEN FROM CITY TOPO
 7. SETBACKS ARE AS FOLLOWS: FRONT: 30'
REAR: 35'
SIDE: 10'
 8. LAND SURVEYOR: DAVID R. (BOBBY) HERNDON LICENSE NO 14105
2728 LURLEEN B WALLACE BLVD
NORTHPORT, AL 35476
 9. REQUESTING VARIANCES FROM CAPPED SEWER, SIDEWALKS, STREET IMPROVEMENTS, AND DRAINAGE STUDY
 10. NO FURTHER DEVELOPMENT PLANNED AT THIS TIME.
 11. ONE SEPTIC TANK SERVES BOTH BUILDINGS.
 12. NO EVIDENCE OF EASEMENT ON ROAD GOING ACROSS THE NORTH END OF LOT 3A

Source	DB 1076 PG 201	Job No.	2603-033
Field Work	2/20/20	Date	4/9/2020
Survey Type	SUBDIVISION	Scale	1"=100'
ACOG File	2603-033.DWG	Drawn By	DRH
COGO File	2602-033.BK	Approved By	DRH
		Surveyed by	WJN

63 30 07 35 3 002 009.000
JOSEPH JORDAN HIGGINBOTHAM
16048 IVY LAKE DR
ODESSA, FL 33556

NW CORNER
SEC 2-1225-R9W

63 37 02 03 1 001 001.042
JONES PROPERTIES LLC
11140 ROBINSON RD
COTTONDALE, AL 35453



63 37 01 02 2 001 002.005
CHARLES A MCKINNON
4770 OLD BUTTERMILK RD
COTTONDALE, AL 35453

LOT 2R
OLD BUTTERMILK ROAD RESURVEY
PLAT BOOK 2020 PAGE 201

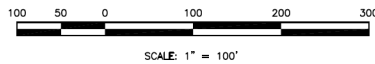
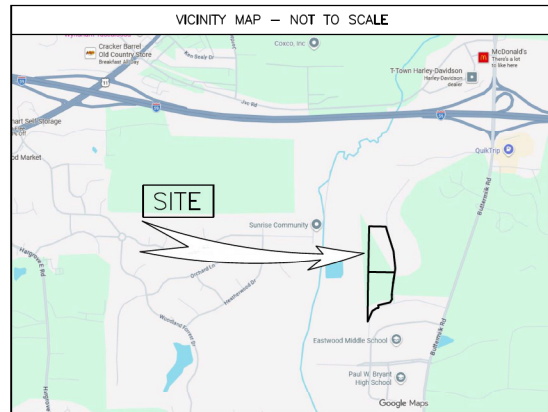
63 37 01 02 2 001 002.001
ALABAMA POWER COMPANY
600 NORTH 18TH ST 12N-0985
BIRMINGHAM, AL 35203

63 37 01 02 2 001 002.003
TUSCALOOSA CITY BOARD OF EDUCATION
PO BOX 038991
TUSCALOOSA, AL 35403

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- LEGEND**
- IRON FOUND
 - 1/2" CAPPED REBAR SET-CAP FOUND
 - CONCRETE MONUMENT FOUND
 - CALCULATED POINT-NOT MONUMENTED
 - R.O.W. RIGHT-OF-WAY
 - M.B.L. MINIMUM BUILDING LINE



PRELIMINARY PLAT

MCKINNON SUBDIVISION
BEING A RESURVEY OF LOT 3R OLD BUTTERMILK ROAD RESURVEY, PLAT BOOK 2020 PAGE 83
AND PART OF THE SW 1/4 OF THE NW 1/4
SECTION 2 - TOWNSHIP 23 SOUTH - RANGE 9 WEST
TUSCALOOSA COUNTY, ALABAMA

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 308) - Northport, AL 35476
mh@hha-surveyors.com



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Field Work	2/20/20	Date	4/9/2020
Survey Type	2500/3335/3200/3200	Scale	1"=100'
ACOG File	2692-033	Drawn By	DRH
COGO File	2692-033	Approved By	DRH
		Surveyed by	WJN

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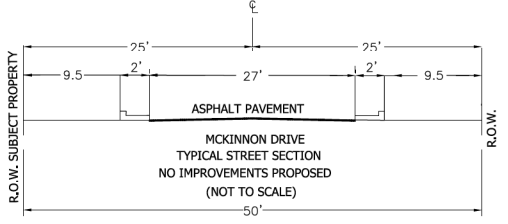
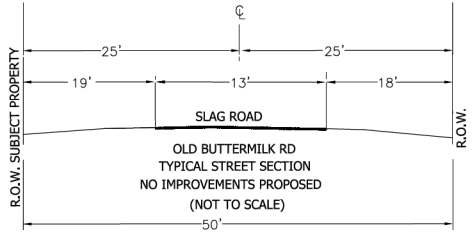
LOT 1R
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ALABAMA POWER COMPANY
600 NORTH 18TH ST 12N-0985
BIRMINGHAM, AL 35203

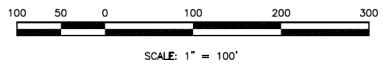
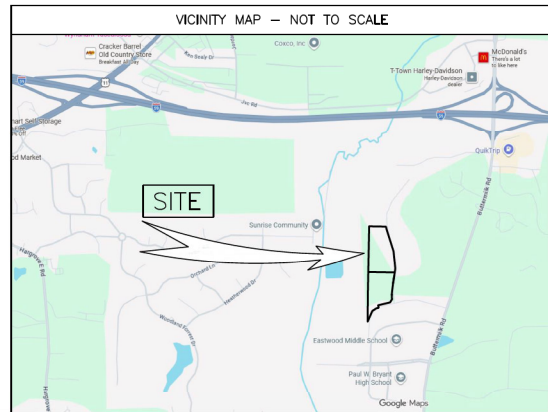
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April 8, 2026

City of Tuscaloosa Planning & Zoning
Tuscaloosa, Alabama 35401

RE: McKinnon Subdivision

To Whom It May Concern:

Please include our preliminary plat of the above referenced subdivision on your April agenda. We are asking for waivers of capped sewer, sidewalks, street improvements and drainage study. McKinnon Drive was constructed as a relocated Old Buttermilk Road. It currently has curb and gutter streets and dead ends on the southern part of 3B of our proposed subdivision. There are no existing or proposed residences along the street, therefore we are asking for waiver of sidewalk. Also, Old Buttermilk Road, running north of McKinnon Drive currently has a slag surface. Alabama Power uses this road to get to their substation and their distribution line. The heavy vehicles that travel this road will destroy any pavement or curb and gutter, therefore we are asking for a variance of street improvements and sidewalks along this road.

Addressing the comments as follows:

DOA provided

Septic tanks shown


Variance from drainage study requested

No residential development expected

Labeled known corner

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

Sincerely,


David R. (Bobby) Herndon, PLS
President

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