

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:

4/9/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

Beulah Baptist Church Subdivision

Site Address:

3100 25th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63-31-08-27-3-006-029.000, 63-31-08-27-3-006-031.000-034.000

Total Acres to be Subdivided:

2.4

Total Acreage Controlled by Owner:

3.0

Number of Existing Lots:

5

Number of Proposed Lots:

1

Number of Existing Structures:

2

Number of Proposed Structures:

2

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Neighborhood Commercial (NC)

Proposed Zoning:

Neighborhood Commercial (NC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Reason for Subdivision:

Lot consolidation

Surveyor or Engineer Information:

Survey or Engineer Company:

Duncan Coker Associates, P.C.

Surveyor or Engineer Name:

Jimmy Duncan

Property Owner Information:

Owner 1

Property Owner Name:

The Beulah Baptist Church of Tuscaloosa, Inc.

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:



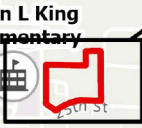
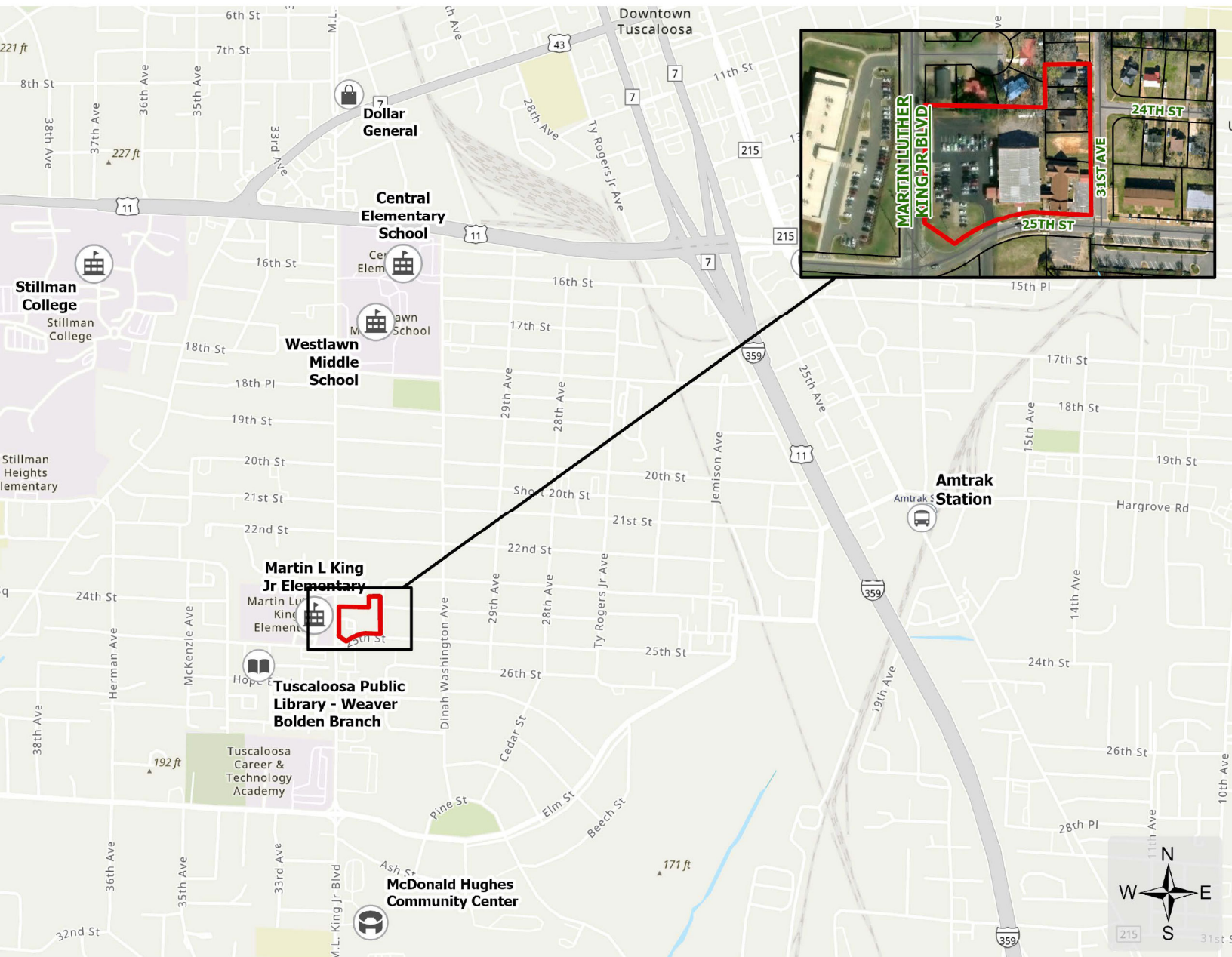
MARTIN LUTHER
KING JR BLVD

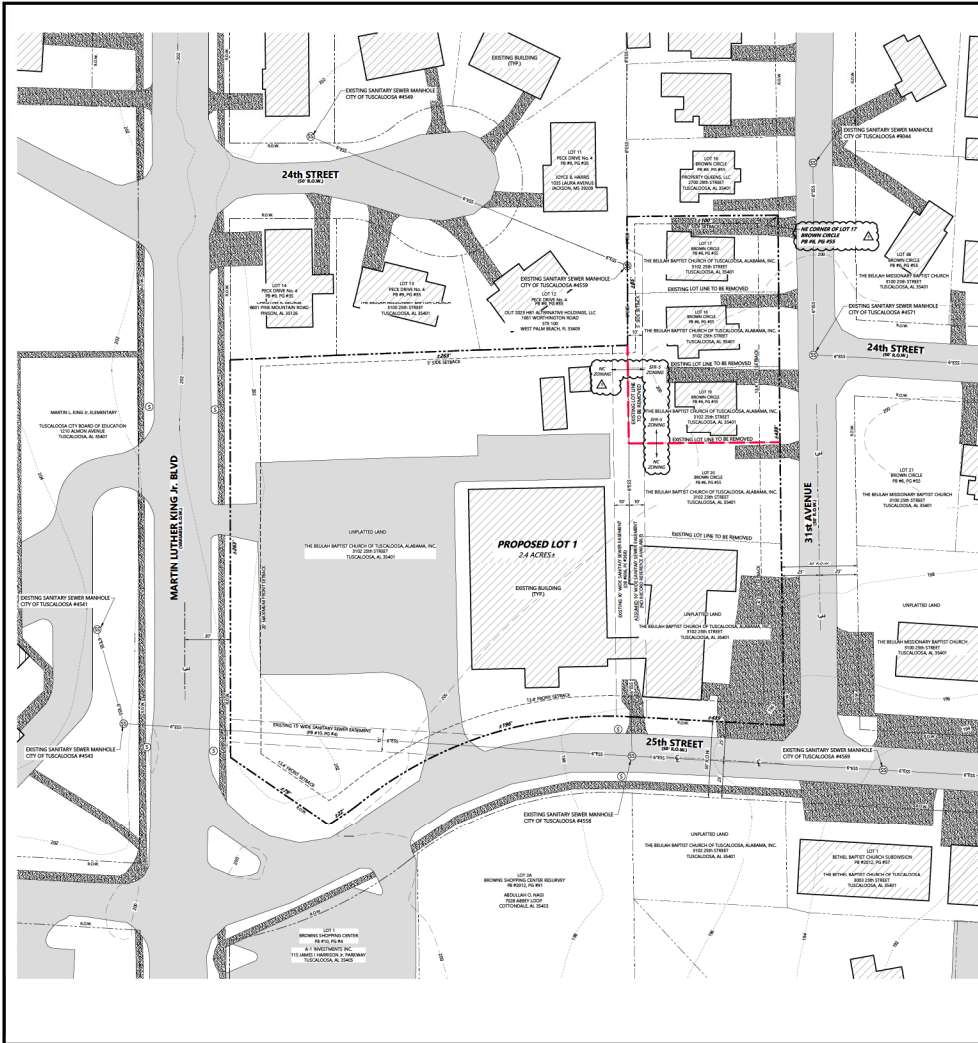
25TH ST

31ST AVE

24TH ST

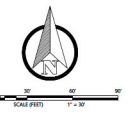






SYMBOLS LEGEND

---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING CONDUIT LINE (10 FOOT INTERVAL)
---	EXISTING CONDUIT LINE (5 FOOT INTERVAL)
---	PLAT BOOK
---	DEED BOOK
---	FACE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM DRAINAGE STRUCTURE
---	EXISTING ASPHALT SURFACE
---	EXISTING CONCRETE SURFACE

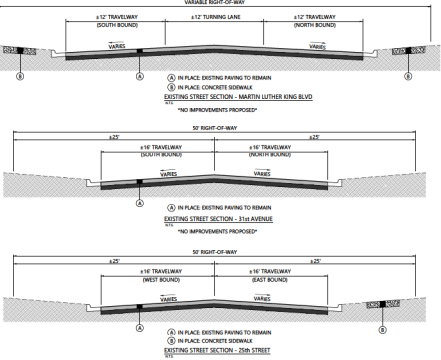


PROPERTY OWNER/APPLICANT:
 THE BELLAH BAPTIST CHURCH OF TUSCALOOSA, ALABAMA, INC.
 3102 25th STREET
 TUSCALOOSA, AL 35401

- NOTES:**
1. SUBJECT TO BE SUBDIVIDED AS 2.0 A & 3.0 A.
 2. TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER IS 3.0 A & 3.0 A.
 3. THIS PROPERTY IS ZONED "R-10" (RESIDENTIAL COMMERCIAL AND 10% SINGLE-FAMILY RESIDENTIAL).
 4. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
 5. NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 011050020E, REVISION DATE 04/07.
 6. THIS PLAT IS BASED ON AERIAL PHOTOGRAPHY COUNTY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD SURVEY.
 7. EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA AND RECORDS.
 8. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
 9. THE SUBDIVISION CONVEYS TO LOT 1-20 BROWN CIRCLE SUBDIVISION PER PLAT 54 AND UNPLATTED LAND.
 10. THE CORNER STAKES REQUIREMENTS:
 - a. BEAR: 10'
 - b. BEAR: 15'
 - c. BEAR: 20'
 - d. BEAR: 25'
 - e. BEAR: 30'
 - f. BEAR: 35'
 - g. BEAR: 40'
 - h. BEAR: 45'
 - i. BEAR: 50'
 - j. BEAR: 55'
 - k. BEAR: 60'
 - l. BEAR: 65'
 - m. BEAR: 70'
 - n. BEAR: 75'
 - o. BEAR: 80'
 - p. BEAR: 85'
 - q. BEAR: 90'
 - r. BEAR: 95'
 - s. BEAR: 100'
 11. ALL LOTS MUST MEET THE MINIMUM LOT SIZE REQUIRED OF THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATIONS, CITY OR COUNTY.

VARIANCE REQUESTS:

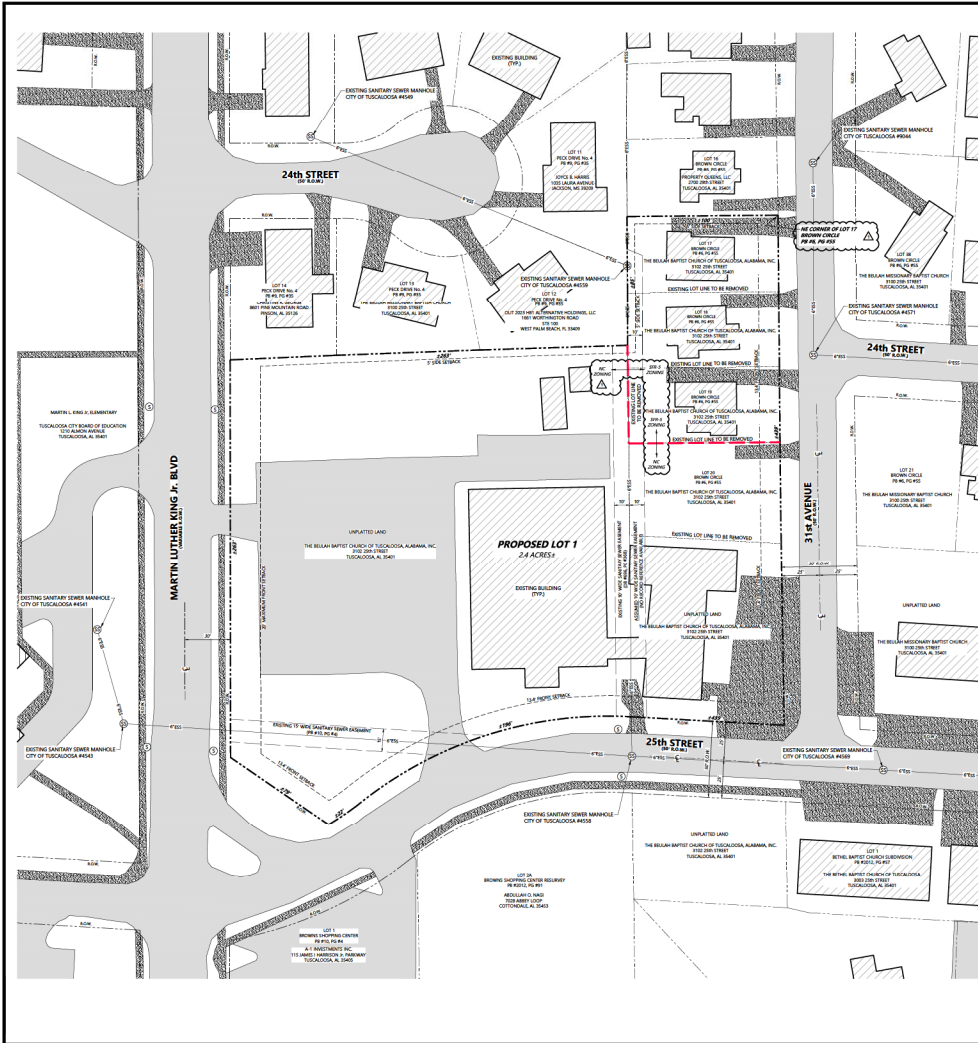
1. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT SIZE IN PARAGRAPH 11.
2. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT AREA IN PARAGRAPH 11.
3. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT FRONT SETBACK IN PARAGRAPH 11.
4. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT SIDE SETBACK IN PARAGRAPH 11.
5. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT REAR SETBACK IN PARAGRAPH 11.
6. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT CORNER SETBACK IN PARAGRAPH 11.
7. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT FRONT YARD SETBACK IN PARAGRAPH 11.
8. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT SIDE YARD SETBACK IN PARAGRAPH 11.
9. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT REAR YARD SETBACK IN PARAGRAPH 11.
10. VARIANCE REQUEST TO EXCEED THE MINIMUM LOT CORNER YARD SETBACK IN PARAGRAPH 11.



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 TUSCALOOSA, AL 35401
 WWW.DUNCANCOKER.COM

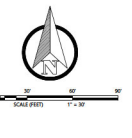
PRELIMINARY SUBDIVISION PLAT
 BEULAH BAPTIST CHURCH SUBDIVISION
 A RESURVEY OF LOTS 17-20 BROWN CIRCLE SUBDIVISION
 PLAT BOOK 6, PAGE 55 AND
 UNPLATTED LAND, NORTHWEST QUARTER OF
 SECTION 22, TOWNSHIP 21 SOUTH, RANGE 10 WEST
 TUSCALOOSA COUNTY, ALABAMA

DATE: 01/11/2024
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT NO.: 24-0001



SYMBOLS LEGEND

---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	EXISTING CONDUIT LINE (10 FOOT INTERVAL)
---	EXISTING CONDUIT LINE (5 FOOT INTERVAL)
---	PLAT BOOK
---	DEED BOOK
---	FACE
---	EXISTING SANITARY SEWER MANHOLE
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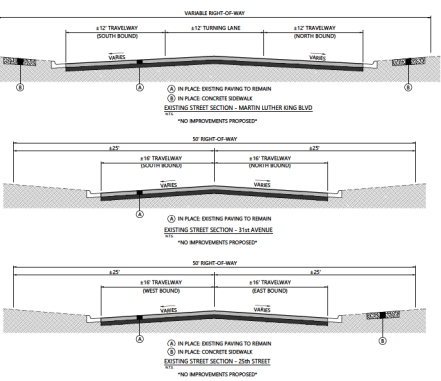


PROPERTY OWNER/APPLICANT:
 THE BELLAH BAPTIST CHURCH OF TUSCALOOSA, ALABAMA, INC.
 3102 25th STREET
 TUSCALOOSA, AL 35401

- NOTES:**
1. SUBJECT TO BE SUBDIVIDED - 2.2 AL & 3.0 AL & 4.0 AL
 2. TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER - 3.0 AL & 4.0 AL
 3. THIS PROPERTY IS ZONED "R-10" (RESIDENTIAL COMMERCIAL AND 10% SINGLE FAMILY RESIDENTIAL).
 4. PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
 5. NO PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA, AS PER FEMA FLOOD MAP NO. 0110020000, REVISION DATE 04/07.
 6. THIS PLAT IS BASED ON AERIAL PHOTOGRAPHY COUNTY TAX ASSESSOR GIS DATA AND IS NOT BASED ON A FIELD SURVEY.
 7. EXISTING SANITARY SEWER INFORMATION OBTAINED FROM CITY OF TUSCALOOSA GIS DATA AND RECORDS.
 8. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
 9. THE SUBDIVISION CONSISTS OF LOTS 1-20. BROWN CIRCLE SUBDIVISION PER PLAT 54 AND UNPLATTED LAND.
 10. THE CORNER STAKES REQUIREMENTS:
 - a. 1/4" CORNER STAKES
 - b. 3/4" x 3/4" x 12" CORNER STAKES
 - c. 1/2" x 1/2" x 12" CORNER STAKES
 - d. 1/2" x 1/2" x 12" CORNER STAKES
 - e. 1/2" x 1/2" x 12" CORNER STAKES
 - f. 1/2" x 1/2" x 12" CORNER STAKES
 - g. 1/2" x 1/2" x 12" CORNER STAKES
 - h. 1/2" x 1/2" x 12" CORNER STAKES
 - i. 1/2" x 1/2" x 12" CORNER STAKES
 - j. 1/2" x 1/2" x 12" CORNER STAKES
 - k. 1/2" x 1/2" x 12" CORNER STAKES
 - l. 1/2" x 1/2" x 12" CORNER STAKES
 - m. 1/2" x 1/2" x 12" CORNER STAKES
 - n. 1/2" x 1/2" x 12" CORNER STAKES
 - o. 1/2" x 1/2" x 12" CORNER STAKES
 - p. 1/2" x 1/2" x 12" CORNER STAKES
 - q. 1/2" x 1/2" x 12" CORNER STAKES
 - r. 1/2" x 1/2" x 12" CORNER STAKES
 - s. 1/2" x 1/2" x 12" CORNER STAKES
 - t. 1/2" x 1/2" x 12" CORNER STAKES
 - u. 1/2" x 1/2" x 12" CORNER STAKES
 - v. 1/2" x 1/2" x 12" CORNER STAKES
 - w. 1/2" x 1/2" x 12" CORNER STAKES
 - x. 1/2" x 1/2" x 12" CORNER STAKES
 - y. 1/2" x 1/2" x 12" CORNER STAKES
 - z. 1/2" x 1/2" x 12" CORNER STAKES
 11. ALL LOTS MEET THE MINIMUM LOT SIZE REQUIRED OF THE ZONING CLASSIFICATION AND/OR APPLICABLE MOST STRINGENT SUBDIVISION REGULATIONS, CITY OR COUNTY.

VARIANCE REQUESTS:

1. THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO LOCATE AN ADDITIONAL 10' RIGHT-OF-WAY ALONG MARTIN LUTHER KING, JR. BLVD.
2. THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONTRACT SIDEWALKS ALONG 25th STREET AND 31st AVENUE.



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PRELIMINARY SUBDIVISION PLAT

THE BELLAH BAPTIST CHURCH SUBDIVISION
 A RESURVEY OF LOTS 17-20, BROWN CIRCLE SUBDIVISION
 PLAT BOOK 6, PAGE 55 AND
 UNPLATTED LAND IN THE NORTHWEST QUARTER OF
 SECTION 22, TOWNSHIP 21 SOUTH, RANGE 10 WEST
 TUSCALOOSA COUNTY, ALABAMA

DATE: 08/14/24
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

VARIANCE REQUESTS

Project: Beulah Baptist Church Subdivision

Date: April 9, 2026

Right-of-Way Dedication Along Martin Luther King, Jr. Boulevard: The applicant requests a variance from the requirement to dedicate an additional 15' of right-way along Martin Luther King, Jr. Boulevard.

Sidewalk Construction Along 25th Street and 31st Avenue: The applicant requests a variance from the requirement to construct sidewalks along 25th Street and 31st Avenue.