



AGENDA
CITY COUNCIL MEETING
June 2, 2025

1. Call to Order
2. Roll Call
3. Invocation/Pledge of Allegiance
4. Approval of minutes:
May 19, 2025, Regular meeting & Work Session
5. Mayor's comments:
6. Comments of the public:
7. Reports of Officers:
 - A. Building Official to present delinquent business licenses
 - B. Fire Chief Hyde to present proposal to retitle Captain Positions to Battalion Chief
8. Hearing on petitions, applications, appeals communications, etc.:
 - A. Public Hearing for Cornelius rezoning of commercial property on Gargis Lane from PU to B2
 - B. Public hearing to approve an alcohol license for Lounge Retail Liquor-Class 1; Plush Sports Bar and Grill LLC; 100 Airport Rd. Muscle Shoals, AL
 - C. Set Public Hearing for rezoning of 4.5 acres on Woodward Ave M-2 to B-2
 - D. Set Public Hearing for rezoning of 603 Pilgram Ave.R-3 to B-2
9. Financial reports:
 - A. Finance Officer to present mid-year budget amendments
10. Resolutions, Ordinances, Orders, and Other Business:
 - A. Resolution to approve appointment to the Civil Service Board
Civil Service Board Application
 - B. Resolution authorizing the Mayor to sign land acquisition from Sonny Conelius at

Cornelius Landing

Adjourn.

Next meeting:

A. Monday June 16,2025

Appointed Vacancies:

BOARD VACANCIES	EXPIRED/UNEXPIRED	TERM ENDS

Applications are available at City Hall or on our website by going to Government and clicking on Board Information.

Work Session Agenda

June 2, 20255:30 PM

Any person wishing to appear at the meeting shall notify the Clerk's office by 3 p.m. on the Friday preceding the meeting of their intent to speak and the subject matter they wish to address at the meeting.

- A. Danny McWilliams-TVA presentation
- B. Place Associates to discuss zoning changes
- C. Barrie Davis to address council about backyard flooding
- D. Park and Rec Director to discuss Athletic Director Posting
- E. Agenda Items

**MINUTES FROM A WORK SESSION OF THE
COUNCIL OF MUSCLE SHOALS, ALABAMA, HELD
May 19, 2025**

The City Council of Muscle Shoals, Alabama met at the Muscle Shoals City Hall auditorium in said City at 5:00 p.m. on the 19th day of May 2025. The following members were found to be present or absent, as indicated:

PRESENT: CHRIS HALL, GINA CLARK, WILLIS THOMPSON, KEN
 SOCKWELL, DONNIE LINLEY
ABSENT: NONE

The Procurement Agent, Kym Osborn, discussed the purchase of a new F150 to be used a the K-9 unit. This vehicle will be purchased from The Special Trust Account.

There being no further business the meeting was adjourned at 5:15 p.m.

CITY OF MUSCLE SHOALS, ALABAMA
A Municipal Corporation

COUNCIL MEMBER – PLACE ONE

COUNCIL MEMBER – PLACE TWO

COUNCIL MEMBER – PLACE THREE

COUNCIL MEMBER – PLACE FOUR

COUNCIL MEMBER – PLACE FIVE

ATTEST:

Brittney Walker, City Clerk

**MINUTES FROM A REGULAR MEETING
OF THE COUNCIL OF MUSCLE SHOALS, ALABAMA, HELD
May 19, 2025**

The City Council of Muscle Shoals, Alabama met at the Muscle Shoals City Hall auditorium in said City at 5:30 p.m. on the 19th day of May 2025 being the scheduled place for said meeting once the previously held work session ended. The meeting was called to order by Ken Sockwell, Council President. On roll call the following members were found to be present or absent, as indicated:

PRESENT: CHRIS HALL, GINA CLARK, WILLIS THOMPSON, KEN
SOCKWELL, DONNIE LINLEY
ABSENT: NONE

Ken Sockwell, Council President, presided at the meeting and declared that a quorum was present and that the meeting was convened and opened for the purposes of transaction of business. Mayor Mike Lockhart was present. Brittney Walker City Clerk was present and kept the minutes of the meeting.

The invocation was given by James Vance. President Ken Sockwell led in the pledge of allegiance.

Upon motion duly made by Council Member Thompson and seconded by Council Member Linley and unanimously adopted, the Council waived the reading of the minutes of the previously held regular meeting and work session of May 5th, 2025 and approved the minutes as written.

President Sockwell announced that the next item of business was consideration of approving a resolution for the purchase of a F150 for a new K-9 unit from the Special Trust Account. Council Member Hall made a motion to approve the ordinance; Council Member Clark seconded that motion.

STATE OF ALABAMA

COLBERT COUNTY

RESOLUTION NO. 3370-25

A RESOLUTION AUTHORIZING THE PURCHASE OF A 2025 CHEVROLET SILVERADO 1500 FOR USE BY THE MUSCLE SHOALS POLICE DEPARTMENT

WHEREAS, the City Council of the City of Muscle Shoals, Alabama, has determined that the purchase of a new police vehicle is necessary to support the operations of the Muscle Shoals Police Department; and

WHEREAS, the City of Muscle Shoals is eligible to make purchases through the State of Alabama Purchasing Program, which meets the requirements of competitive bidding pursuant to state law; and

WHEREAS, McSweeney Auto Group, located in Clanton, Alabama, has provided a quote through Alabama State Contract No. MA240000004922 for the purchase of one (1) 2025 Chevrolet Silverado 1500 4WD Crew Cab PPV (9C1),

WHEREAS, the total purchase price of the vehicle is \$48,996.79; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available for this expenditure from the Special Trust Fund,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Muscle Shoals, Alabama that the McSweeney Auto Group is chosen for the purchase of a new 2025 Chevrolet Silverado 1500 for the total purchase price of \$48,996.79.

ADOPTED this 19th day of May, 2025

There being no further business to come before the meeting, upon the motion duly made and seconded the meeting was adjourned.

CITY OF MUSCLE SHOALS, ALABAMA
A Municipal Corporation

COUNCIL MEMBER – PLACE ONE

COUNCIL MEMBER – PLACE TWO

COUNCIL MEMBER – PLACE THREE

COUNCIL MEMBER – PLACE FOUR

COUNCIL MEMBER – PLACE FIVE

ATTEST:

Jalen Johnson, HR Director/Assistant City Clerk

DELINQUENT LICENSES AS OF 05/16/2025

CAR TUNES OF THE SHOALS, LLC

INDEPENDENT AUTO & PARTS (JOHNSON ST)

BEST WESTERN (HWY 20)

JAMEY'S CUT & STYLE

KUSTOM KICKZ

KRYSTAL RESTAURANT

LABOR SOURCE

NEXT LEVEL PHYSICAL THERAPY

O.K. CORRAL

GREAT CLIPS

GARDEN GATE CAFÉ

RCHP FLORENCE

RED WRENCH CUSTOMS

SHOALS BEHAVIORAL HEALTH

SALON DEBELLEZA ILUCION

SCISSORS

SHOALS PLASTIC SURGERY

GASS MART (906 WOODWARD)

SINGING RIVER MEDIA GROUP

SINGING RIVER NUTRITION

STILL STANDING

TENNESSEE RIVER NUTRITION

WELLS BODY SHOP

WILLIAMS CLEANERS

Submitted by: Chief Hyde
City of Muscle Shoals Fire Department
Date: 05/30/2025.

Mayor and Members of the City Council,

I respectfully submit this proposal for your consideration regarding the organizational structure of the Muscle Shoals Fire Department. Specifically, I am requesting a title change for our three current shift commanders from **Captain** to **Battalion Chief**.

Rationale for Title Change

The title of Battalion Chief more accurately reflects the scope of responsibilities carried by these individuals. Each of our three shift commanders is tasked with overseeing all four fire districts during their shift. They are responsible for command decisions, personnel management, safety enforcement, operational effectiveness, and ensuring consistent leadership citywide during their assigned tours.

In departments with similar operational models and size, including **Athens, Florence, Madison, and Decatur**, this position is formally recognized as **Battalion Chief**. These departments mirror our operational structure, and the shift commander's role is universally acknowledged as critical to maintaining safe, efficient, and accountable emergency services.

Cost Impact

There will be **no financial impact** from this change at this time. We are proposing a **title change only**, with no alteration to salary or benefits. This move simply ensures that our organizational titles are aligned with industry standards and appropriately reflect the duties being performed.

Long-Term Structure Consideration

While this proposal focuses solely on the title change, I also encourage us to consider future structural adjustments. Specifically, the long-term goal should be to assign Battalion Chiefs their own command vehicles, separate from Engine-1 at Station 1. Given their citywide responsibility, it is essential that they remain mobile and readily deployable to any district without hindering frontline apparatus readiness. This adjustment will further support operational efficiency and enhance shift-level command and control.

For context, the City of Decatur has recently expanded its structure by adding a second Battalion Chief to each shift due to increased demand and citywide response coverage. This reflects a growing recognition within the fire service of the necessity of adequate shift-level leadership.

Conclusion

This title change is a necessary and foundational step toward aligning our department with professional standards and regional practices. It formalizes the critical role our shift commanders play and better positions the department for future improvements in efficiency and safety.

Thank you for your time and thoughtful consideration of this request.

Respectfully submitted,

Chief Hyde

Muscle Shoals Fire Department

**CITY OF MUSCLE SHOALS
STATE OF ALABAMA**

ORDINANCE No. 25-_____

**AN AMENDMENT TO THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF
MUSCLE SHOALS, ALABAMA, TO REZONE CERTAIN PROPERTY FROM UNZONED (PU) TO
BUSINESS (B-2)**

WHEREAS, the City Council of the City of Muscle Shoals, Alabama, pursuant to the authority granted by law, has heretofore adopted a Zoning Ordinance and an Official Zoning Map for the City of Muscle Shoals, Alabama; and

WHEREAS, a request has been made to rezone the following described property from its current zoning classification of **Property Unzoned (PU)** to **Business (B-2)** to allow for the construction and operation of a business allowed in said Zoning Classification; and

WHEREAS, the Planning Commission of the City of Muscle Shoals, after due public notice and hearing as required by law, has recommended approval of the rezoning request; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to rezone the property as requested in order to promote orderly growth and development, and that such rezoning is consistent with the City's comprehensive plan and long-term land use policies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCLE SHOALS, ALABAMA, AS FOLLOWS:

SECTION 1.

That the following described property located within the corporate limits of the City of Muscle Shoals, Alabama, is hereby rezoned from **Unzoned (PU)** to **Business (B-2)**:

TRACT ONE:

Tract One, CORNELIUS LANDING COMMERCIAL SUBDIVISION, known and designated according to the plat thereof, prepared by Bert A. Hayes, Registered Land Surveyor, recorded in Plat Cabinet D, Slide 81.

TRACT TWO:

Tract Two, CORNELIUS LANDING COMMERCIAL SUBDIVISION, known and designated according to the plat thereof, prepared by Bert A. Hayes, Registered Land Surveyor, recorded in Plat Cabinet D, Slide 81

TRACT THREE:

Tract Three, CORNELIUS LANDING COMMERCIAL SUBDIVISION, known and designated according to the plat thereof, prepared by Bert A. Hayes, Registered Land Surveyor, recorded in Plat Cabinet D, Slide 81

TRACT FOUR:

Tract Four, CORNELIUS LANDING COMMERCIAL SUBDIVISION, known and designated according to the plat thereof, prepared by Bert A. Hayes, Registered Land Surveyor, recorded in Plat Cabinet D, Slide 81

SECTION 2.

That the Official Zoning Map of the City of Muscle Shoals, Alabama, is hereby amended to reflect the rezoning of the above-described property from **Unzoned (PU)** to **Business (B-2)**.

SECTION 3.

That the zoning reclassification shall become effective immediately upon adoption of this Ordinance and publication as required by law.

SECTION 4.

That this Ordinance shall be recorded in the minutes of the City Council and made a permanent part of the zoning records of the City.

ADOPTED and APPROVED this the _____ day of _____, 2025

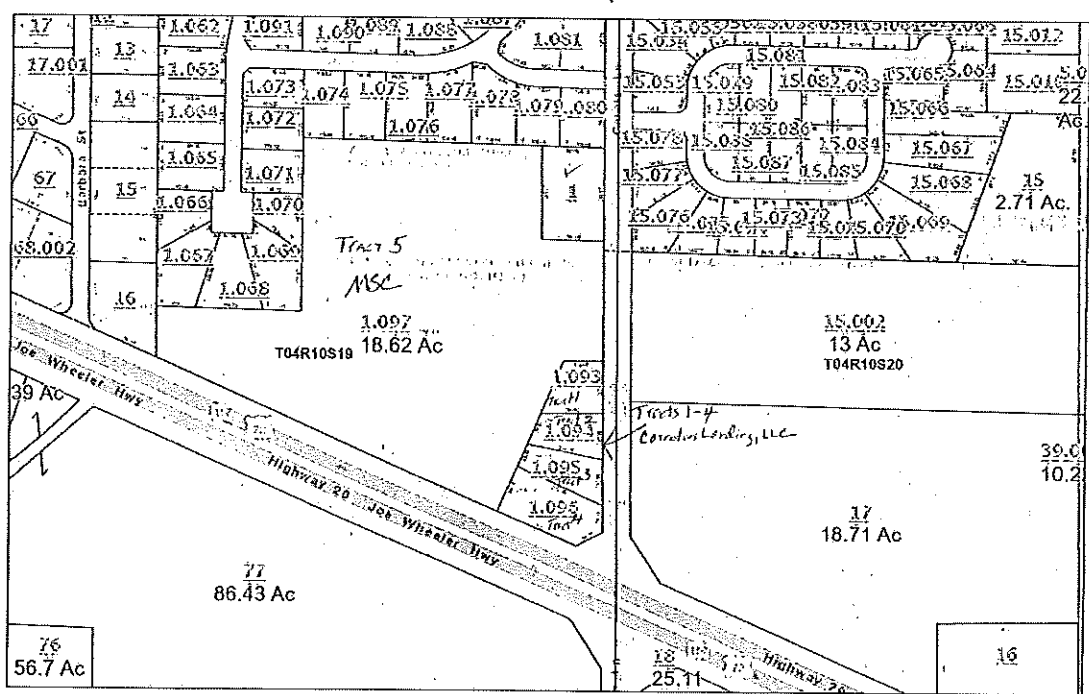
**CITY COUNCIL OF THE CITY OF MUSCLE SHOALS,
ALABAMA**

By: _____
KEN SOCKWELL
President of the Council

ATTEST:

BRITTNEY WALKER
City Clerk

Viewer Map



May 6, 2025

--- Boundary Line  Parcel's Landhook_Line
 TaxParcel_Lines ---- Lot_Line --- Solid Land Hook
 TaxParcel --- City Limits Boundary

Copyright 2025



PROPERTY TAX
Colbert County, Alabama

Current Date: 5/30/2025 Tax Year: 2024 (Billing Year: 2024)

Parcel Info

PIN 7288
PARCEL 12-04-19-0-001-001.000
ACCOUNT NUMBER 3171

OWNER CORNELIUS LANDING
LLC

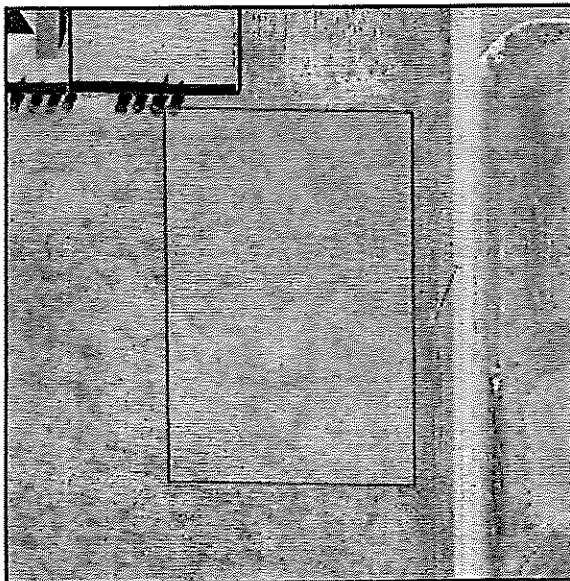
MAILING ADDRESS 2285 MARGERUM RD,
CHEROKEE, AL
356166227

PROPERTY ADDRESS 0

LEGAL DESCRIPTION 22.04 ACRES IN PT OF E
1/2 OF NE 1/2 OF SECT
19 /DB 2008-16 PG 136
& DB 2008-06 PG 139 &
DB 2008 PG 7245

EXEMPT CODE

TAX DISTRICT CITY OF MUSCLE
SHOALS



Tax Information

TAXES WERE DUE ON 10/1/2024

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
7288	2024	REAL	\$ 567.81	\$ 0.00	\$ 567.81	\$ 567.81	\$ 0.00

Total Due: \$ 0.00

LAST PAYMENT DATE 1/2/2025
PAID BY CORNELIUS, CARRON KING

Property Values

Total Acres	22.04
Use Value	\$0
Land Value	\$140,200
Improvement Value	\$0
Total Appraised Value	\$140,200
Total Taxable Value	\$140,200
Assessment Value	\$14,020

Subdivision Information

Code	
Name	
Lot	
Block	
Type / Book / Page	20 / 806 / 136
S/T/R	19-4 -10

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	22.040 Acres	0-UNIDENTIFIED	3	N	N	\$140,200

Building Components

Tax Sales

****NO TAX SALES FOUND****

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: North Alabama Abstract & Guaranty Company, Inc.

Issuing Office: 208 North Main Street
Tuscumbia, AL 35674

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: CORNELIUS COMM

Issuing Office File Number: CORNELIUS COMM

Property Address: Gargis Lane, Tuscumbia, AL 35674

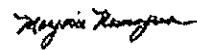
Revision Number:

SCHEDULE A

1. Commitment Date: May 8, 2025 at 7:30 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy
Proposed Insured:
Proposed Amount of Insurance: **\$1.00**
The estate or interest to be insured: **fee simple**
 - (b) 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$1.00**
The estate or interest to be insured: **fee simple**
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Cornellus Landing, LLC by deed from James Fennel Speake dated 02/13/2008 and recorded with Colbert County Probate Judge on 02/19/2008 in Book 2008 06, Page 136.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

**NORTH ALABAMA ABSTRACT & GUARANTY
COMPANY, INC.**208 North Main Street, Tuscumbia, AL 35674
Telephone: (256) 383-6510**CHICAGO TITLE INSURANCE COMPANY**
P.O. Box 45023, Jacksonville, FL 32232-5023

Countersigned by:

D. Edgar Black, License #657486
North Alabama Abstract & Guaranty Company, Inc.,
License #
By: _____
Michael J. Nolan, President
By: _____
Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. 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.

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

☒ Duly authorized and executed Deed from Cornelius Landing, LLC, to _____ to be executed and recorded at closing.

☒ Duly authorized and executed Mortgage from _____, to _____, securing its loan in the amount of \$1.00.

5. Partial Release of Mortgage executed by Cornelius Landing LLC to Listerhill Credit Union, dated June 30, 2015, and recorded in Book 2015, Page 17128.

- ☒ 6. Ratification of Plat ratifying the name of the owner. The plat states Sonny Cornelius is the owner of said land and Cornelius Landing, LLC owns the land.

☒ 7. ~~Also Ratification of Plat for Listerhill Credit Union, creditor to ratify the plat.~~

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3. Pay the premiums, fees, and charges for the Policy to the Company.
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Duly authorized and executed Deed from Cornelius Landing, LLC, to _____ to be executed and recorded at closing.

Duly authorized and executed Mortgage from _____, to _____, securing its loan in the amount of \$1.00.

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6. Ratification of Plat ratifying the name of the owner. The plat states Sonny Cornelius is the owner of said land and Cornelius Landing, LLC owns the land.
7. Also Ratification of Plat for Listerhill Credit Union, creditor to ratify the plat.

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STATE OF ALABAMA

COLBERT COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **CORNELIUS LANDING, LLC**, an Alabama limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars cash and other good and valuable consideration, in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the **CITY OF MUSCLE SHOALS, ALABAMA**, a municipal corporation, ("Grantee") in and to the following described property, lying and being in Colbert County, Alabama, being more particularly described as follows, to-wit:

Parcel One:

A parcel of land lying in and being a part of Section 19, Township 4 South, Range 10 West and being more particularly described as follows, to wit:

Begin at the Southeast corner of Lot 19, Cornelius Landing Addition Two Subdivision, Plat Book 2016, Page 4, Colbert County, Alabama; Thence run 00 degrees, 24 minutes 36 seconds East along the West boundary line of Gargis Lane for 269.80 feet to a point; thence run East 180.59 feet to a point; thence run North for a distance of 269.77 feet to a point on the Southern boundary of Lot 18, Cornelius Landing Addition Two Subdivision, Plat Book 2016, Page 4, Colbert County, Alabama; thence run East and along the Southern boundary lines of Lot 8 and 19 for a distance of 180.59 feet to a point on the western boundary of Gargis Lane.

Parcel Two:

Tract 5, CORNELIUS LANDING COMMERCIAL SUBDIVISION, known and designated according to the plat thereof prepared by Bert A. Hays, Registered Land Surveyor, recorded in Plat Cabinet D, Slide 81.

TO HAVE AND TO HOLD unto the said Grantee, the City of Muscle Shoals, Alabama, a municipal corporation, its successors and assigns.

And Grantor does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances,

unless otherwise set forth herein; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its successors and assigns shall, forever warrant and defend the same to the Grantees, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Member, on this the ____ day of _____, 2025.

CORNELIUS LANDING, LLC,
an Alabama limited liability company,

BY: _____(SEAL)
WILLIAM D. CORNELIUS III
Its Authorized Member

STATE OF ALABAMA
COLBERT COUNTY

I, the undersigned Notary Public in and for said County and State, hereby certify that WILLIAM D. CORNELIUS III as Authorized Member of CORNELIUS LANDING, LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date for and as the act of said company. .

Given under my hand and official seal this ____ day of _____, 2025.

Notary Public

My Commission Expires: _____

Property Address:

Parcel Number 12-04-19-0-001-001.097

PIN 3171

Grantor's Address:

CORNELIUS LANDING, LLC
2285 MARGERUM ROAD
CHEROKEE, AL 35616

Grantee's Address:

CITY OF MUSCLE SHOALS, ALABAMA
P.O. Box 2624
Muscle Shoals, AL 35662

This Instrument Prepared By:

D Marcel Black
Black & Hughston PC
406 W Avalon Ave
Muscle Shoals AL 35661
(256) 383-5707

STATE OF ALABAMA

COLBERT COUNTY

RATIFICATION AND ADOPTION OF PLAT OF
CORNELIUS LANDING COMMERCIAL SUBDIVISION

WHEREAS, Cornelius Landing Commercial Subdivision is a subdivision filed for record in Plat Book 2024 at Page 22 and Map Cabinet D, Slide 81 in the Office of the Judge of Probate of Colbert County, Alabama;

WHEREAS, on the date that the said plat of Cornelius Landing Commercial Subdivision was filed, the undersigned, Sonny Cornelius signed the plat as the owner of the property comprising the subdivision known as Cornelius Landing Commercial Subdivision;

WHEREAS, the record owner of the property comprising the subdivision known as Cornelius Landing Commercial Subdivision at the time the plat was filed was in fact William D. Cornelius III;

WHEREAS, the said Member of Cornelius Landing Commercial Subdivision wishes to ratify, adopt and confirm the plat of Cornelius Landing Commercial Subdivision, a subdivision filed for record in Plat Book 2024 at Page 22 in the Office of the Judge of Probate of Colbert County, Alabama;

NOW, THEREFORE, the premises considered, the undersigned, being the Authorized Member of Cornelius Landing Commercial Subdivision, hereby ratifies, adopts, and confirms the aforesaid plat of Cornelius Landing Commercial Subdivision, a subdivision filed for record in Plat Book 2024 at Page 22 and Map Cabinet D at Slide 81, in the Office of the Judge of Probate of Colbert County, Alabama as fully, and as if my name and signature had appeared as William D. Cornelius III as Owner of said property comprising the said Cornelius Landing Commercial Subdivision on the original recorded plat and hereby dedicate, ratify and adopt all streets, easements and conditions contained on said plat.

IN WITNESS WHEREOF, William D. Cornelius and as Authorized Member of the said Cornelius Landing, LLC, a limited liability company has caused this instrument to be executed this ____ day of May, 2025.

CORNELIUS LANDING, LLC, a limited liability
company

BY: _____
WILLIAM D. CORNELIUS III
Its Authorized Member

BY: _____
WILLIAM D. CORNELIUS III

STATE OF ALABAMA

COLBERT COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WILLIAM D. CORNELIUS III, whose name as Authorized Member of CORNELIUS LANDING, LLC, a limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he, as officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said company.

Given under my hand and official seal this the ____ day of _____ 2025.

Notary Public

My Commission Expires _____

Seal

STATE OF ALABAMA

COLBERT COUNTY

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

Given under my hand and official seal this the ____ day of _____ 2025.

Notary Public

My Commission Expires _____

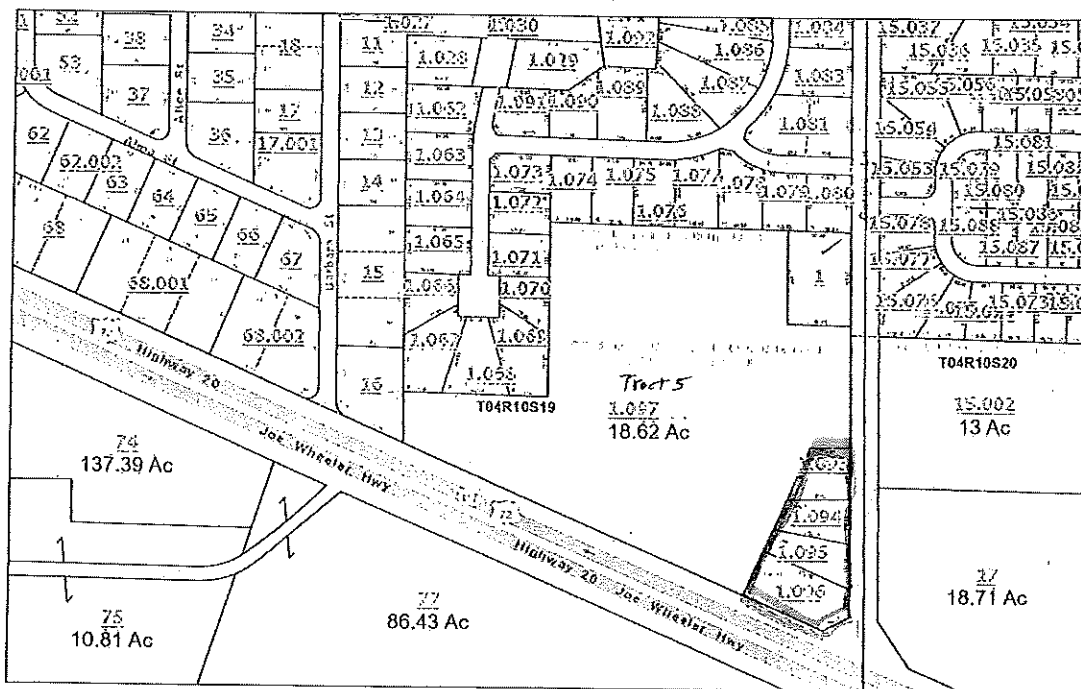
Seal

This instrument prepared by
D. Marcel Black
BLACK & HUGHSTON, P.C.
406 West Avlon Avenue
Muscle Shoals, AL 35661

A tract or parcel of land, lying and being in part of Section 19, Township 4 South, Range 10 West, Colbert County, Alabama and being more fully described as follows, to-wit:

Beginning at the Southeast corner of Lot 19, CORNELIUS LANDING, ADDITION TWO SUBDIVISION, Plat Book 2016 Page 4, Colbert County, Alabama, thence run South 00 degrees 24 minutes 36 seconds East along the West right of way of Gargis Lane for 613.89 feet to an iron pin set; thence run South 89 degrees 36 minutes 19 seconds West leaving said Gargis Lane for 114.69 feet to an iron pin set (1/2" rebar capped BAH PLS 20633 – typical); thence run South 23 degrees 48 minutes 37 seconds West for 479.71 feet to an iron pin set on the Northerly right of way of Alabama Highway 20; Thence run North 66 degrees 11 minutes 23 seconds West along said highway for 1065.81 feet to an iron pin found (1/2" rebar capped CA 2268); thence run North 00 degrees 10 minutes 07 seconds West leaving said Highway 20 for 152.85 feet to an iron pin found (1/2" rebar capped LWB – typical); thence run South 88 degrees 39 minutes 29 seconds East for 416.37 feet to an iron pin set; thence run North 00 degrees 08 minutes 05 seconds West for 500.66 feet to an iron pin found; thence run South 88 degrees 38 minutes 30 seconds East for 864.55 feet to the point of beginning and containing 19.73 acres, more or less, property is subject to any easements, setbacks restrictions and rights of way of record.

Viewer Map



To Be Released
by LCU
Conveyed to City
of Asheville

To Remain
Subject to Existing
Mortgage
Retained by
Cornelius Land Inc

May 12, 2025

☐ Override 1 TaxParcel_Lines ☐ Parcels Landhook_Line
☐ Boundary Line ☐ TaxParcel ☐ Lot_Line ☐ Solid Land Hook
☐ City Limits Boundary

1:4,514
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km
 NAD 83, EPS: NAD83, GCS: NAD83, UTM: 18Q, UTM: 18Q, UTM: 18Q, UTM: 18Q

Copyright 2025

STATE OF ALABAMA
COLBERT COUNTY

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned LISTERHILL CREDIT UNION is the owner and holder of record of that certain Mortgage, executed by CORNELIUS LANDING, LLC, a limited liability company, and filed for record in OFRD 2015 at Page 17128 in the Office of the Judge of Probate of COLBERT County, Alabama, and

WHEREAS, for the consideration herein set out, the said LISTERHILL CREDIT UNION has agreed to release from lien of said mortgage the hereinafter described land,

NOW, THEREFORE, in consideration of the premises and the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said LISTERHILL CREDIT UNION does hereby release from the lien, operation and effect of said mortgage that part of the land described in said mortgage as follows, to wit:

Parcel One:

A parcel of land lying in and being a part of Section 19, Township 4 South, Range 10 West and being more particularly described as follows, to wit:

Begin at the Southeast corner of Lot 19, Cornelius Landing Addition Two Subdivision, Plat Book 2016, Page 4, Colbert County, Alabama; Thence run 00 degrees, 24 minutes 36 seconds East along the West boundary line of Gargis Lane for 269.80 feet to a point; thence run East 180.59 feet to a point; thence run North for a distance of 269.77 feet to a point on the Southern boundary of Lot 18, Cornelius Landing Addition Two Subdivision, Plat Book 2016, Page 4, Colbert County, Alabama; thence run East and along the Southern boundary lines of Lot 8 and 19 for a distance of 180.59 feet to a point on the western boundary of Gargis Lane.

Parcel Two:

Tract 5, CORNELIUS LANDING COMMERCIAL SUBDIVISION, known and designated according to the plat thereof prepared by Bert A. Hays, Registered Land Surveyor, recorded in Plat Cabinet D, Slide 81.

PROVIDED, HOWEVER, that this is a Partial Release only, and does not in any way release or affect the lien of said mortgage as it applies to the balance of the property described in said mortgage and is meant to release only the above-described property from the lien of said mortgage.

As to all other land described and conveyed in said mortgage the lien thereof shall remain in full force and effect, unaffected by this Release.

IN WITNESS WHEREOF, LISTERHILL CREDIT UNION has caused this instrument to be executed this _____ day of May 2025

LISTERHILL CREDIT UNION

By: _____
Its Authorized Officer

STATE OF ALABAMA

COLBERT COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that _____, whose name as Its Authorized Officer of **LISTERHILL CREDIT UNION**, a corporation, is signed to the foregoing Partial Release, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance,(s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said **LISTERHILL CREDIT UNION**.

Given under my hand this ____ day of _____ 2025.

Notary Public

My Commission expires: _____

Seal

This instrument prepared by:
D. Marcel Black
BLACK & HUGHSTON, P.C.
406 West Avalon Avenue
Muscle Shoals, AL 35661



PROPERTY TAX
Colbert County, Alabama

Current Date: 5/5/2025 Tax Year: 2026 (Bidding Year: 2026)

⚠ You are viewing a future tax year. Any values and taxes shown are estimates and are subject to change. [Click here](#) for the current amount due.

Parcel Info

PIN 505404
PARCEL 12-04-19-0-001-001.097
ACCOUNT NUMBER 3171

OWNER CORNELIUS LANDING LLC
MAILING ADDRESS 2285 MARGERUM RD, CHEROKEE, AL 35616
PROPERTY ADDRESS

LEGAL DESCRIPTION TRACT 5 CORNELIUS LANDING COMMERCIAL SUBDIVISION 18.62 AC /P8 2024 PG 22
EXEMPT CODE
TAX DISTRICT CITY OF MUSCLE SHOALS



Tax Information

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
505404	2026	REAL	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Total Due: \$ 0.00

LAST PAYMENT DATE **N/A**

PAID BY

Property Values

Subdivision Information



THE CITY OF MUSCLE SHOALS
2010 E Avalon Ave.
Muscle Shoals | AL | 35661

REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

Today's Date: 4/22/25

Time: 9:04 A.M

Name: Jasper McCrekey "Plush Sports Bar + Grill inc"

Address: 100 Airport rd muscle shoals AL

Phone #: (256) 627-1212

Date to Address Council: May 5th

Subject (must be completed): Applying for Liquor License

Specific Questions: _____

Jasper McCrekey

Signature

NOTE: By signing this form, you are agreeing to not exceed a 5-minute presentation to the Mayor and Council. This form must be submitted to the City Clerk's Office by 3:00 PM on the Friday preceding the meeting of your intent to speak. Please mail this form to: City Clerk, 2010 E Avalon Ave., Muscle Shoals, AL, 35661, or fax it to (256) 386-9201.



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
LICENSING - DIVISION E
235-B AZALEA DRIVE
FLORENCE, ALABAMA
PHONE: (256) 764-2435
FAX: (256) 766-1793

teresa.bishop@abc.alabama.gov



TO THE LOCAL GOVERNING AUTHORITY:

This applicant has been instructed to submit this application to you (the local governing authority).

Once the local governing body has voted and a decision has been reached, please forward a letter of approval or denial on your letterhead to our office or have the applicant pick it up.

The information on the first page of the application will need to be on the decision letter.

1. Applicant: (This will be a corporation, LLC, partnership or individual)
2. Trade Name
3. Location Address
4. Type of License
5. Approved or Denied
6. Date of Approval or Denial

EXAMPLES:

Please be advised that the enclosed application for a Lounge Retail Liquor License-Class I-Joe's Bar and Grill, LLC d/b/a Joe's Bar and Grill, 1234 County Road 27, Greenville, was APPROVED during today's regular session of the Butler County Commission.

OR

Please be advised that the enclosed application for an Off Premise Beer License – Joe Smith d/b/a Riders Convenience Store, 567 Main Street, Georgiana, was DENIED during today's regular session of the Georgiana City Council Meeting.

TO THE APPLICANT:

By signing below, I acknowledge that I have been instructed by the ABC Board Licensing and Compliance Office to submit this alcohol application to the local governing authority for their consideration.

Once the decision has been reached and a letter approving or denying the application has been processed, it is my responsibility to get this and any other documents required to the ABC Enforcement Office to complete my application.

I also acknowledge there is a 60 DAY TIME LIMIT for obtaining approval and having all support documents needed to process my application back to the ABC Enforcement Office.

THIS DATE STARTS THE 60 DAY PERIOD: 4/21/25

[Signature]
Applicant or Representative for Applicant

Plush Sports Bar + Grill
Trade Name of Location



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20250421150027867



Type License: 010 - LOUNGE RETAIL LIQUOR - CLASS I State: \$300.00 County: \$150.00
Type License: State: County:
Trade Name: PLUSH SPORTS BAR AND GRILL Filing Fee: \$50.00
Applicant: PLUSH SPORTS BAR AND GRILL INC Transfer Fee:
Location Address: 100 AIRPORT RD MUSCLE SHOALS, AL 35661
Mailing Address: 1650 VILLAGE LANE KILLEN, AL 35645
County: COLBERT Tobacco sales: YES Tobacco Vending Machines: 0
Product Type: 01 Type Ownership: CORPORATION
Book, Page, or Document info: 001-177-065
Do you sell Draft Beer?:
Date Incorporated: 02/23/2025 State incorporated: AL County Incorporated: COLBERT
Date of Authority: 02/23/2025
Federal Tax ID: 33-3604617 Alabama State Sales Tax ID: R012591215

Name:	Title:	Date and Place of Birth:	Residence Address:
DERICUS QUINTEZ CLARK 7204594 - AL	MANAGER/OWNER	09/29/1982 FLORENCE AL	1507 YORK ST SHEFFIELD, AL 35660
JASPER JERALLE MCCROSKEY 7385387 - AL	MANAGER/OWNER	04/10/1986 JACKSONVILLE FL	1650 VILLAGE LANE KILLEN, AL 35645

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES
Does ABC have any actions pending against the current licensee? NO
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: JASPER MCCROSKEY
Business Phone: 256-415-8923
Fax:

Home Phone: 256-627-1212
Cell Phone:
E-mail: mccroskey18@gmail.com

PREVIOUS LICENSE INFORMATION:
Trade Name:
Applicant:

Previous License Number(s)
License 1:
License 2:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250421150027867

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: SICG LLLP 205-907-0839
What is lessors primary business? HOTELS AND LIQUOR STORES
Is lessor involved in any way with the alcoholic beverage business? YES
Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO
Is the business used to habitually and principally provide food to the public? NO
Does the establishment have restroom facilities? YES
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? YES

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 2500 Display Square Footage:
Building seating capacity: 65 Does Licensed premises include a patio area? NO
License Structure: SINGLE STRUCTURE License covers: BOTTOM FLOOR
Number of licenses in the vicinity: Nearest:
Nearest school: Nearest church: Nearest residence: 0 blocks
Location is within: POLICE JURISDICTION Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? YES

Name:	Violation & Date:	Arresting Agency:	Disposition:
DERICUS CLARK	POSS OF MARIJUANA 12/17/2014	SHEFFIELD PD	DISMISSED
DERICUS CLARK	09/12/2008 DISORDERLY CONDUCT, LITTERING, RESISTING ARREST, RECKLESS ENDANGERMENT, NO INSURANCE, SPEEDING, CRIMINAL TRESPASSING.	SHEFFIELD PD	PAID FINES
DERICUS CLARK	POSS OF MARIJUANA 02/26/2007	AL STATE BUREAU	PAIN FINE



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION

Confirmation Number: 20250421150027867



Initial each

☐ JM
☐ JM

In reference to law violations, I attest to the truthfulness of the responses given within the application.

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

☐ JM

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

☐ N/A

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

☐ N/A

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

☐ N/A

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

☐ JM

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

☐ JM

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

☐ JM

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): JASPER MCCROSKEY

Signature of Applicant:

Notary Name (print): TERESA BISHOP

Notary Signature:

Commission expires: 01/10/2027

Application Taken: 04/21/25 App. Inv. Completed:

Submitted to Local Government:

Forwarded to District Office:

Received from Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20250421150027867

Private Clubs / Special Retail / Special Events / Wine Festival or Wine Festival
Participants licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

Has at least 10% of members listed been confirmed and highlighted?

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members?

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Wine Festival / Wine Festival Participant licenses (5 Days or Less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Is the lessor involved in any way with the alcohol beverage business?: LANDLORD
OWNS LIQUOR STORES

Additional Violations:

Name: DERICUS CLARK | Violation & Date: POSS OF MARIJUANA
04/28/2009

Arresting Agency: MOULTON SO | Disposition: PAID FINE

Name: DERICUS CLARK | Violation & Date: POSS OF MARIJUANA 04/14/2002

Arresting Agency: MUSCLE SHOALS PD | Disposition: PAID FINE

Receipt Confirmation Page

Receipt Confirmation Number: **20250421150027867**
Application Payment Confirmation Number: **108729762**

Payment Summary	
Payment Item	Fee
Application Fee for License 010	\$50.00
Total Amount to be Charged	\$50.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	County Fee	State Fee	Total Fee
010 - LOUNGE RETAIL LIQUOR - CLASS I	\$150.00	\$300.00	\$450.00
			\$0.00
Total Amount to be Charged	\$150.00	\$300.00	\$450.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 010 - LOUNGE RETAIL LIQUOR - CLASS I

License Type 2:

License County: COLBERT

Business Type: CORPORATION

Trade Name: **PLUSH SPORTS BAR AND GRILL**

Applicant Name: **PLUSH SPORTS BAR AND GRILL INC**

Location Address: 100 AIRPORT RD
MUSCLE SHOALS, AL 35661

Mailing Address: 1650 VILLAGE LANE
KILLEN, AL 35645

Contact Person: JASPER MCCROSKEY

Contact Home Phone: 256-627-1212

Contact Business Phone: 256-415-8923

Contact Fax:

Contact Cell Phone:

Contact Email Address:

Contact Web Address:

Contact Relationship to Applicant: OWNER

**RE-ZONING
APPLICATION**

APPLICATION FOR ZONING CHANGE IN MUSCLE SHOALS CITY, ALABAMA
PLEASE FURNISH COMPLETE INFORMATION FOR QUESTIONS LISTED BELOW:

SIZE OF LOT OR AREA: 4.50 acres

WHAT WILL BE ERECTED/BUILT AT SITE: retail, restaurants and services

LOCATION: Woodward Avenue, a portion of Parcel Number 1301112001038000

PRESENT ZONING: M-2

PREFERENCE OF ZONING: B-2

NAMES OF SURROUNDING PROPERTY OWNERS:

Raul Marquez Escato (north of subject)

T&P Family Properties LLC (west of subject)

SUBMIT DIAGRAM OF PROPERTY AND DIAGRAM OF BUILDING IF ONE IS PRESENT

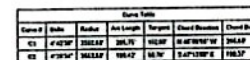
SIGNED: Box CW Consulting, LLC

DATE: _____

Caleb Box

dotloop verified
05/12/25 1:58 PM CDT
6KFL-XZS0-N5DB-GYDV

FILE - THE NEW COUNCIL OF SECTION 11
TOWNSHIP & COUNTY BOARD IN THE
COUNTY OF ALABAMA



I, James E. Alexander, a Registered Land Surveyor, hereby certify that all parts of this survey and plat 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, this the 2nd day of December, 2021.

James E. Alexander
James E. Alexander, Registered Land Surveyor
Alabama Certificate No. 24622

ALABAMA
SURVEYING
1922
JAN 1 2022
JAMES E. ALEXANDER
24622

EXAMPLE OF INFORMATION
OF FD-302a (Rev. 1-25-60) Page 1272-1274
Serial 2000, Page 1272a

[illegible]

INVESTMENT NOTES

1. FORD FUSION SET AS 10% DISCOUNT OFFER AND STAMPED WITH "FORD ALUMINUM FUSION CARVED P.L.S. 2007"

2. FORD FUSION SET AS 10% DISCOUNT OFFER AND STAMPED WITH "FORD ALUMINUM FUSION CARVED P.L.S. 2007"

CLASS OF SURVEY: Subject
TYPE OF SURVEY: Survey

JAMES E. ALEXANDER LAND SURVEYING, LLC.
2923 N. Jackson Highway, P.O. Box 108, Shuford, Alabama 35080
Phone: (205) 361-7228, Fax: (205) 361-7228, Email: jalex@jeads.net

Service Co. 0000	Advertiser Judson E. Thompson	Station & Rate WJLA-TV	Order No. 0000	Alt. No. 0000	Advertiser Judson E. Thompson
Order 0000	Product Judson E. Thompson	Estimate No. 0000	Alt. No. 0000	Alt. No. 0000	Advertiser Judson E. Thompson
Order 0000	Product Judson E. Thompson	Estimate No. 0000	Alt. No. 0000	Alt. No. 0000	Advertiser Judson E. Thompson



PROPERTY TAX
Colbert County, Alabama

Current Date: 5/13/2025 Tax Year: 2025 (Billing Year: 2025)

⚠ You are viewing a future tax year. Any values and taxes shown are estimates and are subject to change. [Click here](#) for the current amount due.

Parcel Info

PIN 50098
PARCEL 13-01-11-2-001-038.000
ACCOUNT NUMBER 45945

OWNER BOX CW CONSULTING
LLC
MAILING ADDRESS 1611 MOCKINGBIRD CT,
FLORENCE, AL 35630
PROPERTY ADDRESS 0

LEGAL DESCRIPTION 7.4 ACRE TRACT IN W
1/2 OF NW 1/4 LYING W
OF WOODWARD AVE BE
GINNING 709.5' S OF N
SEC LINE (PT OF TRACT
4)/DB 2022 PG 28 02-
2804

EXEMPT CODE

TAX DISTRICT CITY OF MUSCLE
SHOALS



Tax Information

Muscle Planning Board Minutes

May 27 2025

Members Present: Andy Laster, Claude Eubanks, Dennie Robinson, Terri Self, Zach Morgan

Members Absent: Sammy Mayfield, Perry Burgess

Meeting called to order. 5:10 p.m.

Motion made to dispense the reading and approve the last meeting minutes. 1st Claude Ebanks 2nd Zach Morgan roll called with all Ayes. Approved.

1st item on the agenda is the request from Caleb Box/Box CW Consulting to rezone 4.50 acres off Woodward Ave a portion of parcel # 13-01-11-2-001-038.000 from M-2 to B-2. Taz Morrel spoke on the property and that it could possibly be developed for retail and service. Motion made to recommend approval to the city council. 1st Terri Self 2nd Dennie Robinson. Roll Called with all Ayes. Approved

2nd item on the agenda is the request from Village shoppe LLC to rezone 603 Pilgrim Ave from R-3 to B-2. Motion was made to recommend approval to the city council. 1st Zach Morgan 2nd Claude Eubanks. Roll called with all Ayes. Approved

3rd item on the agenda is the approval of the construction plans for carpenter place subdivision. Jason Jones mentioned that Brad Williams and the MS utilities and Electric boards had comments that would need to be addressed, and approval would be based on contingency that the comments would be

addressed. Taylor Patrick with GMC architectures spoke on that the comments would be no problem addressing and she was working on getting those addressed. Jason Jones, Brad Williams, Heather Wright, Taylor Patrick spoke on adding a right of way easement for future connection off carpenter place road to adjacent property but would have writing on the plat stating that this connection could only be made if the adjacent property would be annexed into the city and approved based on city official and planning commission's approval. The planning commission asked about a 2nd entrance off of 6th street to the commercial part of the property. Heather Wright mentioned that there would be a second entrance. Motion was made to approve based on contingency that the mentioned comments would be addressed. 1st Terri Self 2nd Claude Eubanks Roll Called with all Ayes. Approved.

Meeting Adjourned.

**RE-ZONING
APPLICATION**

APPLICATION FOR ZONING CHANGE IN MUSCLE SHOALS CITY, ALABAMA

PLEASE FURNISH COMPLETE INFORMATION FOR QUESTIONS LISTED BELOW:

SIZE OF LOT OR AREA: 5600 sq foot Bldg

WHAT WILL BE ERECTED/BUILT AT SITE: Existing Building

LOCATION: 603 Pilgrim Ave. MSC

PRESENT ZONING: R-3

PREFERENCE OF ZONING: B-2

NAMES OF SURROUNDING PROPERTY OWNERS:

The Village Shoppe
713 Woodward Ave
MSC, ap 35661

Woodward Ave Baptist Church
801 Woodward Ave
MSC, ap 35661

Kathy Staples & Debbie Berke

SUBMIT DIAGRAM OF PROPERTY AND DIAGRAM OF BUILDING IF ONE IS PRESENT

SIGNED: Kathy M Staples

DATE: 4/30/25



PROPERTY TAX
Colbert County, Alabama

Current Date: 5/13/2025 Tax Year: 2026 (Billing Year: 2026)

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Parcel Info

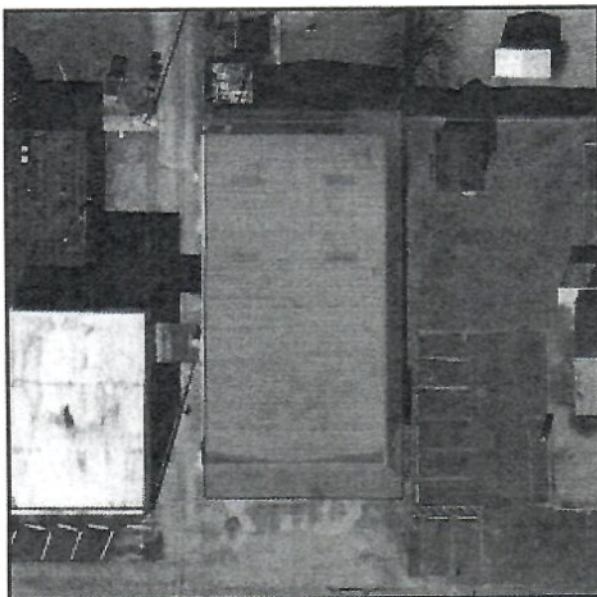
PIN 30967
PARCEL 07-07-35-2-009-013.000
ACCOUNT NUMBER 30947

OWNER VILLAGE SHOPPE
PROPERTIES LLC
713 WOODWARD
MAILING ADDRESS AVENUE, MUSCLE
SHOALS, AL 35661
PROPERTY ADDRESS 0

LEGAL DESCRIPTION W 20' LOT 1386 & ALL
LOT 1387 HIGHLAND
PARK #2 60 X 120 /DB
2025 PG 466

EXEMPT CODE

TAX DISTRICT CITY OF MUSCLE
SHOALS



Tax Information

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
30967	2026	REAL	\$ 117.45	\$ 0.00	\$ 117.45	\$ 0.00	\$ 117.45

Total Due: \$ 117.45

LAST PAYMENT DATE **N/A**

PAID BY

Property Values

Total Acres	0.17
Use Value	\$0
Land Value	\$14,400
Improvement Value	\$100
Total Appraised Value	\$14,500
Total Taxable Value	\$14,500
Assessment Value	\$2,900

Subdivision Information

Code	161
Name	HIGHLAND PARK # 2 /2-33
Lot	1386P
Block	
Type / Book / Page	N/A / 2025 / 466
S/T/R	00-00-00

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.165 Acres	0-UNIDENTIFIED	2	N	N	\$14,400
RES/COM	1	500 - RETAIL, MIXED	-	2	N	N	\$100

Building Components

Improvement

Year Built	1975
Structure	RETAIL, MIXED
Structure Code	500
Total Living Area	7200
Building Value	N/A

Computations

Stories	1.0
1st Level Sq. Ft.	7200
Add'l Level Sq. Ft.	0
Total Living Area	7200
Total Adjusted Area	7200

Materials and Features

Foundation	SLAB - 100
Exterior Walls	BRICK ON MASONRY - 25
Exterior Walls	METAL, CORRUGATE - 75
Roof Type	BAR JOIST & RIGI - 100
Roof Material	METAL, CORRUGATE - 100
Floors	CARPET & UNDERLA - 50
Floors	CONCRETE ON GRAD - 50
Interior Finish	ACOUSTICAL CEILI - 25
Interior Finish	UNFINISHED - 50
Interior Finish	WOOD PANELS - 25
Plumbing	AVERAGE - 100
Electrical	03 - 100
Plumbing	RESTROOM 2 FIXTURE - 2
Heat/AC	FHA/AC - 7200
Doors	DOOR STEEL OVERHEAD MANUAL - 288

Tax Sales

NO TAX SALES FOUND

Muscle Planning Board Minutes

May 27 2025

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Members Absent: Sammy Mayfield, Perry Burgess

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3rd item on the agenda is the approval of the construction plans for carpenter place subdivision. Jason Jones mentioned that Brad Williams and the MS utilities and Electric boards had comments that would need to be addressed, and approval would be based on contingency that the comments would be

addressed. Taylor Patrick with GMC architectures spoke on that the comments would be no problem addressing and she was working on getting those addressed. Jason Jones, Brad Williams, Heather Wright, Taylor Patrick spoke on adding a right of way easement for future connection off carpenter place road to adjacent property but would have writing on the plat stating that this connection could only be made if the adjacent property would be annexed into the city and approved based on city official and planning commission's approval. The planning commission asked about a 2nd entrance off of 6th street to the commercial part of the property. Heather Wright mentioned that there would be a second entrance. Motion was made to approve based on contingency that the mentioned comments would be addressed. 1st Terri Self 2nd Claude Eubanks Roll Called with all Ayes. Approved.

Meeting Adjourned.

STATE OF ALABAMA
COLBERT COUNTY

RESOLUTION NUMBER

WHEREAS, one term on the Civil Service Board will expire June 2028 and the City Council being desirous of making the necessary appointment to said board;

WHEREAS, notice was given to the public of said pending vacancy and applications solicited for a member to said board;

WHEREAS, the following individual made proper application and met the requirements for appointment, and is eligible for appointment to fill the pending vacancy:

Ricky Williams

WHEREAS, a roll call vote was had by the City Council as follows:

Council Member Hall:

Council Member Clark:

Council Member Sockwell:

Council Member Thompson:

Council Member Linley:

WHEREAS, Council President Sockwell announced that _____ had received a majority of the votes cast,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Muscle Shoals, Alabama does hereby appoint the following named person to serve as set forth herein:

APPOINTEE

BOARD

EXPIRATION OF TERM

Civil Service Board

June 2028

The clerk is hereby directed to notify the above-named person of their appointment and to further notify the respective board of said appointment.

ADOPTED and APPROVED this 2nd day of June, 2025.

CITY OF MUSCLE SHOALS, ALABAMA

Ken Sockwell, Council President

ATTEST:

Brittney Walker, City Clerk

CITY OF MUSCLE SHOALS
P.O. BOX 2624
MUSCLE SHOALS, ALABAMA 35662-2624

Application for Appointment/Reappointment to Civil Service Board.

Name Ricky Williams

Address 2000 Virginia Avenue Muscle Shoals, AL 35661

Telephone

Home/Business 256/381-9607 | 256/394-4732 cell

1) List qualifications you possess that will be beneficial to this board: Attach resume if desired.

34+ years of service with City of Muscle Shoals. Worked 10+ years directly with the board in HR. Last 3 year term on the board including time as chairman. Thank for opportunity to serve.

2) Are there any conflicts that will prevent you from attending board meetings:

None

3) List any immediate family members (spouse, child, brother, sister, parents) employed under the jurisdiction of this board (Civil Service Board also includes mother/father-in-law, grandparents, brother/sister-in-law, nephew, niece, aunt, uncle):

None

4) Are you registered to vote in the City of Muscle Shoals? Yes X No

Voting location: Grace Life Church

Please provide three references not related to you

Name

Telephone Number

David Bradford

256/335-8220

Robert (Bob) Leyde

256/349-8508

Mark Ray

256/710-2688

Ricky Williams

SIGNATURE OF APPLICANT

5/23/25

DATE

Revised 6/2/06

STATE OF ALABAMA
CITY OF MUSCLE SHOALS

Resolution No. _____

Whereas Cornelius Landing, LLC by and through its sole Member, William D. Cornelius III, seeks to rezone certain property within the City Limits of Muscle Shoals from the classification of Property Unzoned unto B-2 Commercial zone;

Whereas, the City of Muscle Shoals, in consideration of the request and being aware of in the past that a portion of the property at Cornelius Landing Subdivision is subject to flooding;

Whereas, in consideration of the rezoning of a portion of Cornelius Landing Subdivision, namely Lots 1,2,3 and 4 as requested by Cornelius Landing , LLC, the City will acquire Tract 5 and an additional parcel for a total of 19 acres +/- .

Now, therefore, the City Council of the City of Muscle Shoals agrees as follows:

1. Subject to the Council's agreement to approve the rezoning of the property herein above described as Tracts 1,2,3 and 4 of Cornelius Landing Subdivision from Property Unzoned (PU) unto B-2 classification, Cornelius Landing , LLC will convey Lot 5 and an additional parcel connected thereto for a total of 19+/_ acres unto the City of Muscle Shoals.
2. Should the City Council approve the rezoning of Tracts 1, 2, 3 and 4 Cornelius Landing Subdivision, the Council shall forthwith approve the Ordinance relating to the Rezoning of the said Tracts herein described and the President of the Council shall execute the Ordinance and the Mayor is hereby authorized to simultaneously to execute and approve the Ordinance as effective by his signature.
3. Should the City Council fail to approve the rezoning of Tracts 1, 2, 3 and 4 of the rezoning of Cornelius Landing Subdivision, the parties hereto agree that the agreement contained herein shall be null and void and of no further effect.

ADOPTED and APPROVED this the _____ day of June 2025.

CITY COUNCIL OF THE CITY OF
MUSCLE SHOALS, ALABAMA

BY: _____

KEN SOCKWELL
President of the Council

Attest:

BRITTNEY WALKER
CITY CLERK



THE CITY OF MUSCLE SHOALS
2010 E Avalon Ave.
Muscle Shoals | AL | 35661

REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

Today's Date: 5/29/25

Time: 3:35 PM

Name: Barrie Davis

Address: 903 Grand Ave

Phone #: 601-212-7659

Date to Address Council: Monday 6-2-25

Subject (must be completed): Back yard fills up with water
when rain and stays for three - four days,

Specific Questions: _____

B - O - W

Signature

NOTE: By signing this form, you are agreeing to not exceed a 5-minute presentation to the Mayor and Council. This form must be submitted to the City Clerk's Office by 3:00 PM on the Friday preceding the meeting of your intent to speak. Please mail this form to: City Clerk, 2010 E Avalon Ave., Muscle Shoals, AL, 35661, or fax it to (256) 386-9201.