

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, January 22, 2025

1. CALL TO ORDER: 5:00 p.m.

Introduction of members and city staff

Verification of “no conflict of interest” and verification of “proper notification”

2. APPROVAL OF MINUTES

Chair: As the Planning and Zoning Commission has received a synopsis of the previous meeting, I move that we dispense with the reading of the minutes of the same unless there are any deletions, additions, or corrections.

3. CONSENT AGENDA

S-08-25: 908 Queen City Avenue, consisting of four condominium units and three common areas on approximately 0.13 acres located at 908 Queen City Avenue. (Council District 4)

S-09-25: The Legacy Condominiums, consisting of 47 condominium units and one common space lot on approximately 0.87 acres located at 1212-1216 12th Street. (Council District 4)

S-12-25: F P R Subdivision, A Resurvey of Lots 3, 4 and 5 A H Snow Subdivision, consisting of one lot on approximately 0.5 acres located at 2213 and 2215 15th Street. (Council District 2)

4. CASES REQUESTING TO WITHDRAW

5. CASES REQUESTING TO CONTINUE

AN-01-25: Annexing approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane.

GPD-01-25 Brixton: 68 Ventures, LLC petitions to rezone approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane from SFR-1 to GPD as a General Planned Development consisting of 168 single-family lots and seven open space lots. (Not in City Limits)

PS-01-25: Brixton, consisting of 168 single-family lots and seven open space lots on approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane. (Not in City Limits)

6. UNFINISHED BUSINESS

S-85-24: Stonehedge No. 6, a Resurvey of Lot 7 Stonehedge No. 5, consisting of two lots on approximately 6.9 acres located at 11550 Stonehedge Road. (Not in City Limits) CONTINUED FROM THE DECEMBER 2024 MEETING

7. CASES TO BE HEARD

PRELIMINARY PLATS

S-10-25: Springhill Village Resurvey, a Resurvey of Lot 1 Springhill Village and unplatted land, a reconfiguration of two existing lots on approximately 0.96 acres located at and around 4908 36th Avenue East (Council District 7)

S-11-25: Springbrook Commons, a Resurvey of Lots 34-35 & Parts of Lots 55-56 Springbrook Subdivision, consisting of five lots on approximately 5.6 acres located at 34-57 Springbrook. (Council District 7)

S-13-25: Rockcreek Acres, Phase 3 (Snider Acres), consisting of five lots on approximately 120 acres located on D Cunningham Road, southeast of McLane Farm Road, and west of Watermelon Road. (Not in City Limits)

S-14-25: Riley Subdivision, consisting of five lots on approximately 10.2 acres located at and around 3000-3018 52nd Court. (Not in City Limits)

REZONING REQUESTS

Z-05-25: Eddie Thompson and George Lake petition to rezone approximately 0.17 acres located at 1514 3rd Avenue from MR-2 to NC. (Council District 2)

COMPANION CASES

- a. **AN-03-25:** Annexing approximately 19.23 acres located east of New Watermelon Road and south of 7415 New Watermelon Road.

Z-04-25: Lance Stripling (The Westervelt Co.) petitions to rezone approximately 19.23 acres located east of New Watermelon Road and south of 7415 New Watermelon Road from SFR-1 to LR. (Not in City Limits)

S-06-25: Hidden Oaks Subdivision, consisting of nine residential lots on approximately 36.1 acres located east of New Watermelon Road and south of 7415 New Watermelon Road. (Not in City Limits/Council District 3)

- b. **GPD-02-25 Branchwater Subdivision:** Longleaf Engineering, LLC petitions to rezone approximately 17.1 located east of 10390 Technology Drive fronting Wire Road from SFR-1 to GPD as a General Planned Development consisting of 55 single-family lots and three open space lots. (Council District 5)

PS-03-25: Branchwater Subdivision, consisting of 55 residential lots and three open space lots on approximately 17.1 acres located east of 10390 Technology Drive fronting Wire Road. (Council District 5)

- c. **AN-02-25:** Annexing approximately 2.3 acres located at 3311 and 3327 Hargrove Road East.

Z-01-25: Longleaf Engineering, LLC petitions to rezone approximately 2.3 acres located at 3311 and 3327 Hargrove Road East from SFR-1 to GC. (Not in City Limits)

S-02-25: Hargrove Micro Park, a Resurvey of Lot 1 of Bobbye Hagler Subdivision, consisting of one lot on approximately 2.3 acres located at 3311 and 3327 Hargrove Road East. (Not in City Limits)

- d. **Z-02-25:** Longleaf Engineering, LLC petitions to rezone approximately 4.8 acres located at 1700 23rd Avenue East from SFR-1 to SFR-2. (Council District 6).

GPD-03-25 The Avenue Subdivision: Longleaf Engineering, LLC petitions to rezone approximately 4.8 acres located at 1700 23rd Avenue East from SFR-2 to GPD as a General Planned Development consisting of one 2.63-acre lot with 20 proposed cottage-style homes, ten townhome lots, and two open space lots. (Council District 6)

PS-04-25: The Avenue Subdivision, consisting of 11 residential lots and two open space lots on approximately 4.8 acres located at 1700 23rd Avenue East. (Council District 6)

- e. **Z-03-25:** Rockpoint Development petitions to rezone approximately 3.0 acres located at 501 Rice Valley Road North from SFR-1 to SFR-4. (Council District 3)

S-05-25: Residences at Rice Valley, a Resurvey of Lot 1 Riverwood Presbyterian Church

Subdivision, consisting of 37 residential lots and three open space lots on approximately 7.9 acres located at 501 Rice Valley Road North. (Council District 3)

- f. **GPD-04-25 Cedar Forest:** Poets, Inc. petitions to rezone approximately 27.1 acres located at and around 1322 31st Street East from SFR-1 to GPD as a General Planned Development consisting of 80 single-family lots, 18 townhome lots, and one open space lot. (Council District 6)

PS-07-25: Cedar Forest, a Resurvey of Lot 6, 14, 15, and 16 Princeton Heights Subdivision, consisting of 55 residential lots and one open space lot on approximately 27.1 acres located at and around 1322 31st Street East. (Council District 6)

8. OTHER BUSINESS

V-01-25: Vacating 0.9 acres of part of the right-of-way known as 16th Street abutting Lot 1 of the Tosyali Subdivision. (Council District 2)

9. ADJOURN