TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, March 16, 2026

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**

4. **CASES REQUESTING TO WITHDRAW**

   Z-03-26: Abdulhai Muthana petitions to rezone approximately 0.15 acres located at 2101 & 2107 Jemison Avenue from SFR-5 to NC in conjunction with S-07-26. (Council District 2) **CONTINUED FROM THE FEBRUARY 2026 MEETING; WITHDRAWN**

   S-07-26: A Resurvey of Lot Part of 7 Block 523 T C I L Subdivision, consisting of one lot on approximately 0.18 acres located at 2101 & 2107 Jemison Avenue in conjunction with Z-03-26. (Council District 2) **CONTINUED FROM THE FEBRUARY 2026 MEETING; WITHDRAWN**

   AN-02-26: Annexing approximately 22 acres located east of 3621 & 3620 Grand Arbor Drive in conjunction with S-06-26. **CONTINUED FROM THE FEBRUARY 2026 MEETING; WITHDRAWN**

   S-06-26: The Overlook at Northriver, consisting of seven lots on approximately 22 acres located east of 3621 & 3620 Grand Arbor Drive in conjunction with AN-02-26. (Not in City Limits) **CONTINUED FROM THE FEBRUARY 2026 MEETING; WITHDRAWN**

   S-11-26: TCAT Subdivision, consisting of two lots on approximately 19.4 acres located at and around 6110 & 6120 Watermelon Road. (Council District 3) **CONTINUED FROM THE FEBRUARY 2026 MEETING; WITHDRAWN**

5. **CASES REQUESTING TO CONTINUE**

   Z-07-26: James Bearden petitions to rezone approximately 0.2 acres located at 2842 18th Street from MR-1 to SFR-5. (Council District 1)

6. **UNFINISHED BUSINESS**

7. **CASES TO BE HEARD**

   COMPANION CASES

   a. **Z-04-26:** Beautiful Homes LLC petitions to rezone approximately 0.5 acres located at 2803 & 2805 Herman Avenue from SFR-3 to SFR-4 in conjunction with S-12-26. (Council District 1)

S-12-26: B.H. Robinson, consisting of two lots on approximately 0.5 acres located 2803 & 2805 Herman Avenue in conjunction with Z-04-26. (Council District 1)

b. **AN-04-26:** Annexing approximately 0.4 acres located south of 4730 Harkey Lane in conjunction with Z-05-25 & S-13-26.

Z-05-26: Chris Ziegelmeyer petitions to rezone approximately 0.4 acres located south of 4730 Harkey Lane from SFR-1 to GC in conjunction with AN-04-26 & S-13-26. (Not in City Limits)

S-13-26: STNL Harkey Lane, a Resurvey of Lot 4 Harkey Property Phase 2 & unplatted land, consisting of one lot on approximately 1.37 acres located at and around 4730 Harkey Lane in conjunction with AN-04-26 & Z-05-26. (Council District 3 & Not in City Limits)

PRELIMINARY PLATS

S-15-26: Resurvey of Lot 3 & 4 Old Farm House Subdivision, consisting of one lot on approximately 6.2 acres located south of 18441 John Swindle Road. (Not in City Limits)

S-16-26: Amber Drive Addition to Northside, consisting of two lots on approximately 19 acres located at 11242 Amber Drive. (Not in City Limits)

S-17-26: Martin Estates, Being a Resurvey of Lots 1R & 2R Martin Crossings, consisting of 26 lots and two open space lots on approximately 38.2 acres located north of 85 Martin Road, west of 12860 Martin Spur Road, and east of 200 Martin Road. (Not in City Limits)

S-18-26: Resurvey of Lot 1 Skelton Corner & Part of Lot 2 Cleveland Farms, a reconfiguration of 2 lots on approximately 25.6 acres located at 12489 Hidden Falls Drive and 17539 & 17541 Wagon Trail Lane. (Not in City Limits)

8. ADJOURN