TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA
Monday, April 20, 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

S-23-26: Resurvey of Lots 24-26 Harbor Ridge at Northriver, Being a Resurvey of Lot 24 of Resurvey of Lots 21-24 Harbor Ridge at Northriver & a Resurvey of Lots 25 & 26 Harbor Ridge at Northriver, consisting of two lots on approximately four acres located at 6811-6831 Cutter Court. (Council District 3)

S-25-26: Palmer Place, Being a Resurvey of Lot 1 Resurvey of Lots 334-339 Original Survey of the City of Tuscaloosa, consisting of four condominium units and one common space lot on approximately 2.6 acres located at 912 29th Avenue. (Council District 1)

S-29-26: Collier Row, a Resurvey of Part of Lots 364 & 365 Original Survey of the City of Tuscaloosa, consisting of five lots and one common space lot on approximately 0.7 acres located at 905 Almon Avenue. (Council District 4)

4. CASES REQUESTING TO WITHDRAW

S-31-26: Rice Point Lane Subdivision, consisting of two lots on approximately 10 acres located at 13509 Rice Point Lane. (Not in City Limits)

5. CASES REQUESTING TO CONTINUE

6. UNFINISHED BUSINESS

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) **CONTINUED FROM THE MARCH 2026 MEETING**

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) **CONTINUED FROM THE MARCH 2026 MEETING**

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**) CONTINUED FROM THE MARCH 2026 MEETING**

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) **CONTINUED FROM THE MARCH 2026 MEETING**

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) **CONTINUED FROM THE MARCH 2026 MEETING**

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) **CONTINUED FROM THE MARCH 2026 MEETING**

S-18-26: Resurvey of Lot 1 Skelton Corner & Part of Lot 2 Cleveland Farms, a reconfiguration of two lots on approximately 25.6 acres located at 12489 Hidden Falls Drive and 17539 & 17541 Wagon Trail Lane. (Not in City Limits) **CONTINUED FROM THE MARCH 2026 MEETING**

7. CASES TO BE HEARD

REZONING CASES

Z-08-26: Longleaf Engineering petitions to rezone approximately 1.25 acres located west of Lavera Drive at 2093 Veterans Memorial Parkway from SFR-1 to GC. (Council District 6)

COMPANION CASES

a. **AN-05-26:** Annexing approximately 1.05 acres located north of the Gaineswood Subdivision near 4178 & 4202 Rice Mine Road Northeast in conjunction with Z-09-26, Z-10-26, Z-11-26, and S-19-26.

Z-09-26: Todd Palmer petitions to rezone approximately 2.5 acres located north of the Gaineswood Subdivision at and around 4178 & 4202 Rice Mine Road Northeast from GC to MFR in conjunction with AN-05-26, Z-10-26, Z-11-26, & S-19-26. (Council District 3)

Z-10-26: Todd Palmer petitions to rezone approximately 1.1 acres located north of the Gaineswood Subdivision near 4178 Rice Mine Road Northeast from SFR-1 to MFR in conjunction with AN-05-26, Z-09-26, Z-11-26, & S-19-26. (Not in City Limits)

Z-11-26: Todd Palmer petitions to rezone approximately 0.04 acres located north of the Gaineswood Subdivision near 4178 Rice Mine Road Northeast from SFR-1 to GC in conjunction with AN-05-26, Z-09-26, Z-10-26, & S-19-26. (Not in City Limits)

S-19-26: Riverbend Ranch Subdivision, a Resurvey of Part of Lot 11 Hassell Subdivision and unplatted land, consisting of three lots on approximately 5.5 acres located at and around 4178 & 4202 Rice Mine Road Northeast in conjunction with AN-05-26, Z-09-26, Z-10-26, Z-11-26. (Council District 3 & Not in City Limits)

b. **Z-12-26:** Spectrum Properties LLC petitions to rezone approximately 0.58 acres located at 620-634 25th Avenue East from SFR-4 to MR-2 in conjunction with S-20-26. (Council District 5)

S-20-26: 4 B Spectrum, a Resurvey of Lots 17-19 and Part of Lot 16 McGuire Subdivision, consisting of seven lots on approximately 0.58 acres located at 620-634 25th Avenue East in conjunction with Z-12-26. (Council District 5)

PRELIMINARY PLATS

S-21-26: Skelton-McCracken Subdivision, consisting of three lots on approximately 24 acres located south of Lewis Spur Road and west of 14584 Lewis Road. (Not in City Limits)

S-22-26: Resurvey Lot 1 Nutters Run, consisting of three lots on approximately 7.4 acres located at 17719 Highway 43 North. (Not in City Limits)

S-24-26: McKinnon Subdivision, Being a Resurvey of Lot 3R Old Buttermilk Road Resurvey and unplatted land, consisting of two lots on approximately 17 acres located at 4570 & 4770 Old Buttermilk Road. (Not in City Limits)

S-26-26: Wright House on 8th, Being a Resurvey of Part of Lots 1-3 Block C Hopson Owen Property, consisting of one lot on approximately 0.6 acres located at 1511-1519 8th Street. (Council District 4)

S-27-26: Resurvey of Lots 3 & 4 Carden Family Subdivision, a reconfiguration of two lots on approximately 18 acres located at 4301 Charity Lane & 8610 Eastern Hills Drive. (Not in City Limits)

S-28-26: April Sound Resurvey of Lot 1R, a Resurvey of Lot 1R, SD-1R-A, SD-1R-B of Resurvey Lots 1 & 2 April Sound, consisting of four lots on approximately 2.7 acres located at and around 11485 April Sound Drive. (Not in City Limits)

S-30-26: Resurvey of Emerson Court Condominiums, consisting of one lot on approximately 0.3 acres located at 900 Gene Stallings Avenue. (Council District 4)

OTHER BUSINESS

V-02-26: Vacating 0.08 acres of part of the right-of-way known as Southside Drive abutting Lot 1-R of Factory Addition 3. (Council District 2)

8. ADJOURN