



# MEETING AGENDA



District 1  
Matthew Wilson  
Vice Chairperson

District 2  
Raevan Howard

District 3  
Norman Crow  
Chairperson

District 4  
Lee Busby  
Member

District 5  
Kip Tynner

District 6  
John Faile

District 7  
Cassius Lanier  
Alternate

## Council Public Projects Committee Meeting Agenda

Tuesday, March 25, 2025 Daugherty Conference Room 2:30 p.m.

TOPIC	PRESENTER	SUPPORTING MATERIAL
<b>Approval of Minutes</b>		
<b>NEW BUSINESS</b>		
1. Authorization to execute a commercial aeronautical agreement with Epic Flight Academy	<b>Jeff Powell</b>	2
2. Resolution to abandon certain utility right-of-way easement located at Lot 4 Skyland Promenade	<b>Hudson Cheshire</b>	3-6
3. Authorization to retain Capital Park Title, LLC to provide professional title services for the University Boulevard East Improvements Project	<b>Tom Bobitt</b>	
4. Zoning text amendments related to drive-throughs	<b>Zach Ponds</b>	7
<b>ADJOURN</b>		

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**Memorandum**

March 21, 2025

To: Projects Committee

From: Jeff Powell  
Tuscaloosa National Airport

RE: **Authorization to approve commercial operator agreement with Epic Flight Academy at the Tuscaloosa National Airport**

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**Purpose:**

The Tuscaloosa National Airport recommends the proposed sublease by Hawthorne Global and commercial operator agreement with Epic Flight Academy to provide flight training services.

**Background:**

The Airport has received written notice by Hawthorne Global to provide additional aeronautical services available within their existing lease agreement. In partnership with Hawthorne, Epic Flight Academy has submitted a commercial operator application and agreed to a commercial operator agreement to provide flight training services at the Tuscaloosa National Airport.

**Funding:**

N/A

**District:**

District 1

This Instrument prepared by:

C. Hudson Cheshire, Associate City Attorney  
City of Tuscaloosa  
Office of the City Attorney  
P.O. Box 2089  
Tuscaloosa, AL 35403  
(205) 248-5140

SOURCE OF TITLE:  
PLAT BOOK: 20, PAGE 190  
DEED BOOK: 2003, PAGE 23380

APPROVED AS TO FORM  
  
\_\_\_\_\_  
Office of the City Attorney

Prepared By: CHC/cmh  
Requested: Projects Date: 3/25/2025  
Council Presentation: 4/8/2025  
Suspension of Rules: No

**RESOLUTION**

**RESOLUTION TO ABANDON CERTAIN UTILITY RIGHT OF WAY EASEMENT LOCATED AT  
LOT 4 SKYLAND PROMENADE  
(OCA-24-0397)**

WHEREAS, Walmart Real Estate Business (Walmart) has requested that the City abandon certain easements reserved to the City at Skyland Promenade; and,

WHEREAS, said easement was reserved to the City by virtue of a twenty (20) foot easement and right of way for utility lines as dedicated by plat and recorded in Plat Book 20 at Page 190; and,

WHEREAS, an addition to the store has been built over a certain portion of the twenty (20) foot easement which portion is more specifically described in Exhibit "B", said easement has been abandoned and replaced by a twenty (20) foot utility easement conveyed by Wal-Mart Real Estate Business Trust to the City of Tuscaloosa as recorded in Deed Book 2025 at Page 5137; and,

WHEREAS, the Office of the City Engineer, has reviewed the request to abandon said easements and has no objection to the same.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TUSCALOOSA that the twenty (20) foot easement and right of way for utility lines as dedicated by Plat and

recorded in Plat Book 20 at Page 190 and more specifically described in Exhibit "A" is hereby abandoned and that the City Clerk is to certify the same.

FUNDING REQUIRED:  Yes  No

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By: \_\_\_\_\_

Finance Director

**COUNCIL ACTION**

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Introduced \_\_\_\_\_

Passed \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

Unanimous \_\_\_\_\_

Failed \_\_\_\_\_

Tabled \_\_\_\_\_

Amended \_\_\_\_\_

Comments: \_\_\_\_\_

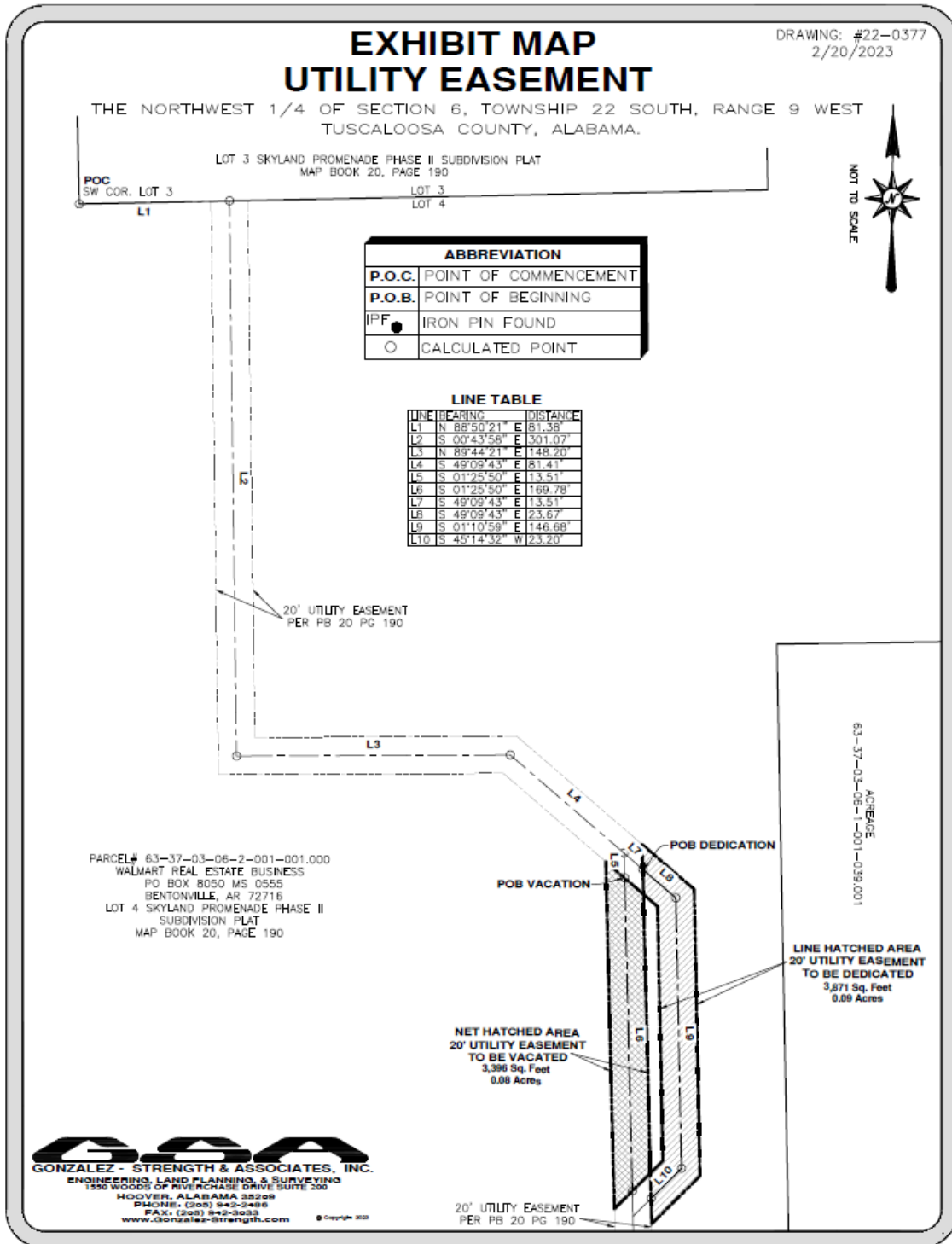
## EXHIBIT A

### Utility Easement to be abandoned

An easement over and across parcel of land located in the Northwest one quarter of Section 6, Township 22 South, Range 9 West Tuscaloosa County, Alabama and being over a portion of Lot 4 Skyland Promenade Phase II as recorded in Plat Book 20 Page 190 in the Office of Judge of Probate Tuscaloosa County, Alabama. Said easement being more particularly described as follows.

Commence at the Southwest corner of Lot 3 of the above mentioned plat, said point also on the North line of said Lot 4; thence run North 88 Degrees 50 Minutes 21 Seconds East along said common line for a distance of 81.38 feet to a point; thence leaving said common line run South 00 Degrees 43 Minutes 58 Seconds East for a distance of 301.07 feet to a point; thence run North 89 Degrees 44 Minutes 21 Seconds East for a distance of 148.20 feet to a point; thence run South 49 Degrees 09 Minutes 43 Seconds East for a distance of 81.41 feet to a point; thence run South 01 Degrees 25 Minutes 50 Seconds East for a distance of 13.51 feet to a point, said point marking the POINT OF BEGINNING of a 20 foot easement lying 10 feet either side of, parallel to and abutting the follow described line; thence run South 01 Degrees 25 Minutes 50 Seconds East for a distance of 169.78 feet to the termination of said easement. Said easement contains 3,396 square feet or 0.08 acres more or less.

EXHIBIT B



Section 25-101.c.3.ii

Existing:

**ii. Restaurant, Quick-service**

Except for property located between Lurleen B. Wallace Blvd. North and South, drive-through as an accessory use to a quick-service restaurant is prohibited in in the LC , D, DP, DHE, R, UC, and NC districts.

Proposed:

Remove use-specific standards for Restaurant, Quick-service.

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Section 25-105.c Table V.5: Accessory Uses and Structures Table

For Drive-Through Facility, add “P” to I-P, I-SP, D, DP, DHE, LC, UC, and NC districts.

Section 25-107.j

Existing:

**J. Drive-Through Facility**

A drive-through facility shall comply with the following standards:

1. The site shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances. Vehicle stacking shall comply with Sec. 25-125.a, Drive-throughs and Similar Facilities
2. Canopies and other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.

Proposed:

**J. Drive-Through Facility**

A drive-through facility shall comply with the following standards:

1. The site shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances. Vehicle stacking shall comply with Sec. 25-125.a, Drive-throughs and Similar Facilities.
2. Canopies and other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.
3. In association with Restaurant, Quick-service:
  - i. Except for property located between **or directly adjacent to** Lurleen B. Wallace Blvd. North and South, **or property directly adjacent to 15th Street**, drive-through as an accessory use is prohibited in the D, DP, DHE, R, and LC districts.
  - ii. **In the UC district, drive-through as an accessory use is permitted except for property located in the area bounded by Queen City Avenue on the west, Jack Warner Parkway on the north, Hackberry Lane on the east, and 12th Street on the south.**