

# TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING SYNOPSIS

Monday, September 18, 2023, 5:00 p.m.

## **COMMISSION MEMBERS PRESENT:**

Chairman: Bill Wright  
Vice-Chairman: Tim Harrison  
Commissioners: Vince Dooley, Steven Rumsey, Eddie Pugh, Dena Prince, Anne Hornsby, and Councilwoman Raevan Howard

## **ABSENT:**

Estella Hare

## **STAFF PRESENT:**

Zach Ponds, Director of Planning  
Jimbo Woodson, City Attorney  
Michael Gardiner, Civil Engineer  
Haley Webb, Development Review Coordinator

## **APPROVAL OF MINUTES**

*Chairman Wright announced that having received a synopsis of the previous meeting, the Commission moves to dispense with the reading of the minutes of the same unless there are any deletions, additions, or corrections. Hearing none, Chairman Wright recommended approval of the minutes. The motion passed by a unanimous voice vote.*

## **CONSENT AGENDA**

**S-53-23: Evolve Condominiums**, consisting of 226 condominium units and 61 common area lots on approximately 13.17 acres located at 680 6th Avenue Northeast. (Council District 5)

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the consent agenda. Chairman Wright moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

**S-55-23: Element Subdivision, a Resurvey of Lots 12, 13, & 16 River Margin, and Lot 3 of the Resurvey of Old L&N Railroad Right of Way**, consisting of one lot approximately 2.25 acres located at 300 21st Avenue. (Council District 1)

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the consent agenda. Chairman Wright moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

**S-62-23: Resurvey of Lots 50 & 51 Edgewater Phase 1A**, consisting of one lot on approximately 2.96 acres located south of 14936 Highpoint Cove. (Not in City Limits)

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the consent agenda. Chairman Wright moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

## CASES REQUESTING TO WITHDRAW

**S-59-23: Washington Oaks**, consisting of four residential lots on approximately 1.59 acres located north of 4421 Lee Road and south of 2322 and 2321 46th Avenue. (Council District 1)

Christopher Sentell with Sentell Engineering, Inc. represented the petition. Variances requested were: half street improvements. No one spoke in favor or opposition to this request. Chairman Wright announced the request to withdraw. The motion passed by a unanimous voice vote.

**Z-19-23:** Al Cabaniss petitions to rezone approximately 4.82 acres located at 1700 23rd Avenue East from R-1 to R-3 in conjunction with S-65-23. (Council District 6)

Al Cabaniss with Cabaniss Engineering, Inc. represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright announced the request to withdraw. The motion passed by a unanimous voice vote.

**S-65-23: Summit Grove**, consisting of 17 single-family residential lots on approximately 4.8 acres located at 1700 23rd Avenue East in conjunction with Z-19-23. (Council District 6)

Al Cabaniss with Cabaniss Engineering, Inc. represented the petition. Variances requested were: sidewalk construction. Brianna Bolton spoke in opposition to the petition. No one else spoke in favor or in opposition to the petition. Chairman Wright announced the request to withdraw. The motion passed by a unanimous voice vote.

## CASES REQUESTING TO CONTINUE

**Z-16-23:** Mike Hicks petitions to rezone approximately 9.5 acres located at 202 25th Avenue Northeast from R-2 to R-4. (Council District 5). ***Please note: This item will next be heard at the Planning and Zoning Commission meeting scheduled on October 16, 2023.***

Development Review Coordinator, Haley Webb, presented the following items to the Commission:

## UNFINISHED BUSINESS

**S-36-23: Foster House**, consisting of two residential lots on approximately 0.32 acres located at 625 Queen City Avenue. (Council District 4) **CONTINUED FROM AUGUST 2023**

Bill Griffith and Evans Fitz represented the petition. Variances requested were: right-of-way dedication. There were two letters of support and one letter of opposition for this application. No one else spoke in favor or in opposition to the petition. Vice Chairman Harrison expressed concerns regarding the development on the vacant lot. Commissioners Prince and Hornsby expressed concerns regarding the historic zoning regulations. Commissioner Rumsey expressed concerns regarding the intent of the application and future land use. Chairman Wright read the motion to recommend approval of the Foster House Subdivision. Petitioners requested a continuance. Chairman Wright announced the request to continue to the next Planning and Zoning Commission meeting. The motion passed by a unanimous voice vote. ***Please note: this item will next be heard at the Planning and Zoning Commission meeting scheduled on October 16, 2023.***

Development Review Coordinator, Haley Webb, presented the following items to the Commission:

## CASES TO BE HEARD

## COMPANION CASES

- a. **DROD-06-23**: Mark and William Thompson petition to construct four townhomes located at 1410 23rd Avenue in conjunction with S-63-23. (Zoned BGO-DROD) (Council District 4)

Jimmy Duncan from Duncan Coker Associates, P.C. represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the downtown riverfront overlay district request. Vice-Chairman Harrison moved to approve. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The downtown riverfront overlap district petition was adopted.

**S-63-23: High Tide Townhomes, a Resurvey of Part of Lot 497 Original City Survey**, consisting of four townhome lots and one common space lot on approximately 0.2 acres located at 1410 23rd Avenue in conjunction with DROD-06-23. (Council District 4)

Jimmy Duncan from Duncan Coker Associates, P.C. represented the petition. Variances requested were: lot configuration. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the subdivision request. Commissioner Dooley moved to approve. Commissioner Hornsby seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

- b. **AN-14-23**: Annexing approximately 4.47 acres located at the northeast corner of Patriot Parkway and Highway 69 South in conjunction with Z-18-23 and S-54-23.

Chase Lucas with TTL, Inc. and Brian Harris represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the annexation request. The motion passed by a unanimous voice vote.

**Z-18-23**: Hinton-Puryear Partnership #2 petitions to rezone approximately 4.47 acres located at the northeast corner of Patriot Parkway and Highway 69 South from R-1 to BN in conjunction with AN-14-23 and S-54-23. (Not in City Limits)

Chase Lucas with TTL, Inc. and Brian Harris represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the rezoning request. Commissioner Rumsey moved to approve. Vice Chairman Harrison seconded. All Commissioners voted "yes"; no, none. The rezoning petition was adopted.

**S-54-23: Patriot Parkway Commercial Subdivision**, consisting of four lots on approximately 20.42 acres located at the northeast corner of Patriot Parkway and Highway 69 South in conjunction with AN-14-23 and Z-18-23. (Not in City Limits)

Chase Lucas with TTL, Inc. and Brian Harris represented the petition. Variances requested were: sidewalk construction. Commissioner Pugh expressed concerns regarding the sidewalk construction variance. Petitioners withdrew request for a variance. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the subdivision request. Vice-Chairman Harrison moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

- c. **Z-17-23**: Mike Hicks petitions to rezone approximately 0.5 acres located at 405 15th Street from BNS & R-4 to BN in conjunction with S-60-23. (Council District 2)

Mike Hicks from Herndon, Hicks and Associates, Inc. represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the rezoning request. Commissioner Rumsey abstained from voting. Vice-Chairman Harrison moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The rezoning petition was adopted.

**S-60-23: The Resurvey of lots 12, 13, and part of Lot 14, Block 6, University Place**, consisting of one commercial lot on approximately 0.5 acres located at 405 15th Street in conjunction with Z-18-23. (Council District 2)

Mike Hicks from Herndon, Hicks and Associates, Inc. represented the petition. Variances requested were: sidewalk construction. Variance was approved. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the subdivision request. Commissioner Dooley moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

#### **PRELIMINARY PLATS**

**S-56-23: 5th Street Subdivision, a Resurvey of Lot 135 of Original City Survey**, consisting of four townhome lots and two residential lots on approximately 1.34 acres located at 3014 5th Street. (Council District 1)

Chase Lucas with TTL, Inc. represented the petition. Variances requested were: half street improvements and sidewalk construction. Variances were approved. No one spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Vice-Chairman Harrison moved to approve. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

**S-57-23: Homewood Townhomes, a Resurvey of Lots 17 & 18 Block 105 Homewood No. 2**, consisting of three townhome lots on approximately 0.34 acres located at 906 & 908 Homewood Drive. (Council District 4)

Al Cabaniss with Cabaniss Engineering, Inc. represented the petition. Variances requested were: lot configuration. Variance was approved. No one spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Commissioner Dooley moved to approve. Commissioner Howard seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

**S-58-23: Resurvey of Lot 4 Forest Lake Subdivision #2**, consisting of one lot on approximately 0.33 acres at 1609 Lake Avenue. (Council District 2)

Jamie Autery represented the petition. Variances requested were: sidewalk construction. Variance was approved. No one spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Commissioner Rumsey moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

**S-61-23: Resurvey of Lots 15 & 16 Block B Jack Johnson Heights**, consisting of one lot on approximately 0.34 acres located at 2101 4th Street East. (Council District 5)

Mike Hicks from Herndon, Hicks and Associates, Inc. represented the petition. Variances requested were: sidewalk construction, right-of-way dedication, and half street improvements. Variances were approved. No one spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Commissioner Rumsey moved to approve. Vice-Chairman Harrison seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

**S-64-23: Peak Family Subdivision No. 2, a Resurvey of Lot 1 Peak Family Subdivision**, consisting of three lots on approximately 12.5 acres located directly west of 17104 North Hagler Road. (Not in City Limits)

Martin Montgomery represented the petition. Variances requested were: capped sewer, drainage study, half-street improvements, lot configuration, and sidewalks. No one spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Vice-Chairman Harrison moved to approve. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The subdivision petition was adopted.

**ANNEXATIONS**

**AN-15-23:** Annexing approximately 5 acres located at 3200 McWrights Ferry Road.

Karen Brown and Devan Wood represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the annexation request. The motion passed by a unanimous voice vote.

**AN-16-23:** Annexing approximately 1 acre located at 3107 McWrights Ferry Road.

Karen Brown and Devan Wood represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the annexation request. The motion passed by a unanimous voice vote.

**AN-17-23:** Annexing approximately 3 acres located at 3101 McWrights Ferry Road.

Karen Brown and Devan Wood represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the annexation request. The motion passed by a unanimous voice vote.

**OTHER BUSINESS**

The Tuscaloosa Planning and Zoning Commission will vote to adopt subdivision regulations amendments. Chairman Wright read the motion to recommend adoption of the subdivision regulations amendments. The motion passed by a unanimous voice vote.

**ADJOURN**

*Chairman Wright asked whether there was any other matter to be brought before the Planning and Zoning Commission. Seeing none, the Planning and Zoning Commission meeting adjourned at 7:01 P.M.*

ATTEST:

  
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Zach Ponds  
Secretary of Planning & Zoning Commission

  
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Bill Wright  
Chairperson of Planning & Zoning Commission