

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING SYNOPSIS

Monday, October 16, 2023, 5:00 p.m.

COMMISSION MEMBERS PRESENT:

Chairman: Bill Wright
Vice-Chairman: Tim Harrison
Commissioners: Steven Rumsey, Dena Prince, Anne Hornsby, and Estella Hare

ABSENT:

Councilwoman Raevan Howard, Vince Dooley, and Eddie Pugh were absent.

STAFF PRESENT:

Zach Ponds, Director of Planning
Hudson Cheshire, Assistant 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

PS-68-23: Resurvey of Lots 9-10 Peninsula Subdivision, an amendment to an existing planned unit development subdivision to reconfigure two lots on approximately 8.99 acres located south of 8707 Old Watermelon Road. (Council District 3)

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the consent agenda. The consent agenda was approved by a unanimous voice vote.

CASES REQUESTING TO WITHDRAW

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 (Council District 4) **CONTINUED FROM SEPTEMBER 2023; WITHDRAWN.**

CASES REQUESTING TO CONTINUE

UNFINISHED BUSINESS

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

CASES TO BE HEARD

COMPANION CASES

- a. **Z-16-23:** Mike Hicks petitions to rezone approximately 9.5 acres located at 202 25th Avenue Northeast from R-2 to R-4 in conjunction with S-70-23. (Council District 5) **CONTINUED FROM SEPTEMBER 2023**

Mike Hicks from Herndon, Hicks and Associates, Inc. represented the petition. No one else spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the rezoning request. Vice Chairperson Harrison moved to approve. Commissioner Rumsey seconded. Chairman Wright, Vice Chairman Harrison and Commissioners Hare, Prince, and Rumsey voted "yes"; Commissioners Hornsby and Prince voted "no." The rezoning petition was recommended.

S-70-23: Presidential Village, consisting of 26 townhome lots, four duplex lots, and three open space lots on approximately 9.14 acres located at 202 25th Avenue Northeast in conjunction with Z-16-23. (Council District 5)

Mike Hicks from Herndon, Hicks and Associates, Inc. represented the petition. Variances requested were: lot configuration. Variance was approved. Chairman Wright, Vice-Chairman Harrison, and Commissioner Hornsby expressed concerns regarding the street connections and entrance to the subdivision. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the subdivision request with the condition that the proposed right-of-way could connect to 1st Street NE if the traffic study analysis requires connectivity. Commissioner Prince moved to approve. Commissioner Hornsby seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

b. **AN-18-23:** Annexing approximately 40.5 acres located at 4500 Cypress Creek Avenue East in conjunction with P-04-23 and PS-69-23.

Tom Sims with Longleaf Engineering, LLC, 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. Commissioner Rumsey made the motion. Commissioner Hornsby seconded the motion. The motion passed by a unanimous voice vote.

P-04-23 Cypress Creek Cove: a Planned Unit Development consisting of 102 single-family residential lots and three open space lots on approximately 40.5 acres located at 4500 Cypress Creek Avenue East in conjunction with AN-18-23 and PS-69-23. (Not in City Limits)

Tom Sims with Longleaf Engineering, LLC, represented the petition. Michael Valentine spoke in opposition to the petition due to traffic access. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the planned unit development. Vice Chairman Harrison moved to approve. Commissioner Rumsey seconded. All Commissioners voted "yes"; no, none. The planned unit development was recommended.

PS-69-23: Cypress Creek Cove, consisting of 102 single-family residential lots and three open space lots on approximately 40.5 acres located at 4500 Cypress Creek Avenue East in conjunction with AN-18-23 and P-04-23. (Not in City Limits)

Tom Sims with Longleaf Engineering, LLC, represented the petition. No one spoke in favor or in opposition to the petition. Variances requested were: half-street improvements and sidewalk installation. Variances were approved. Chairman Wright read the motion to recommend approval of the planned unit development. Vice Chairman Harrison moved to approve. Commissioner Rumsey seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

PRELIMINARY PLATS

S-66-23: Resurvey of Lot 1 1400 13th Street, consisting of two residential lots on approximately 0.75 acres located at 1400 13th Street. (Council District 4)

Robert Martin with Duncan Coker & Associates, P.C. represented the petition. Variances requested were: lot configuration, lot size and lot width. 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 preliminary plat was approved.

S-67-23: Moton Court No. 3, a Resurvey of Lots 5-9, Block A, consisting of one single-family residential lot on approximately 0.42 acres located at 3322 19th Street. (Council District 1)

Kevin Hinkle with Montgomery and Hinkle, Inc. represented the petition. Variances requested were: sidewalk installation. Variance was 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 Rumsey seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

STREET VACATIONS

V-04-23: Vacating a 6' alley located between 1422 7th Street and 1409 6th Street. (Council District 4)

Steve McPherson represented the petition. No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the vacation request. The motion passed by a unanimous voice vote.

OTHER BUSINESS


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 6:08 P.M.

ATTEST:



Zach Ponds
Secretary of Planning & Zoning Commission



Bill Wright
Chairperson of Planning & Zoning Commission