

TUSCALOOSA ZONING BOARD OF ADJUSTMENT MEETING SYNOPSIS

Monday, September 25, 2023, 5:00 p.m.

COMMISSION MEMBERS PRESENT

Chairperson: Rob Steward
Vice-Chair: Michele Coley
Commissioners: Paul Rollins, Linda Ford, Mary Katherine Holt, and Tim Gilliam

ABSENT:

Joseph Eatmon, Sr.

CITY STAFF PRESENT

Emily Hayes, Associate Director of Planning
Jonathan Bowen, Neighborhood Resources Coordinator
Kim King, Associate City Attorney

Chairman Steward announced that having received a synopsis of the previous meeting, the Board moves to dispense with the reading of the minutes of the same unless there are any deletions, additions, or corrections. Hearing none, Chairman Steward recommended approval of the minutes. Commissioner Ford made a motion to adopt the minutes. Vice Chairperson Coley seconded the motion.

CITY ATTORNEY UPDATE

Associate City Attorney Kim King updated the Commission regarding the ongoing appellate case in the Tuscaloosa County Circuit Court.

CASES TO BE WITHDRAWN

ZBA-98-23
ZBA-102-23

Associate Director of Planning, Emily Hayes, presented the following items to the Commission:

CASES TO BE HEARD

ZBA-99-23 The Hertz. Corporation petitions for a special exception to operate an automobile rental agency on the property located at 608 Skyland Boulevard East. Zoned BN. (Council District 7).

Varisia Raffington represented the petition.

No one spoke in favor of or opposition to the petition.

Chairperson Steward read the petition to approve a special exception to operate an automobile rental agency on the property located at 608 Skyland Boulevard East.

The petition was approved by unanimous vote.

ZBA-100-23 Campus Properties, LLC petitions for a variance from the residential district regulations on the property located at 1400 13th Street. Zoned R-4H. (Council District 4).

Robert Martin from Duncan Coker Associates, P.C. represented the petition.

There were two written comments submitted in opposition to the petition. No one else spoke in favor of or opposition to the petition.

Chairperson Steward read the petition for a variance from the residential district regulations on the property located at 1400 13th Street.

The petition was approved by unanimous vote.

ZBA-101-23 John Drain petitions for a variance from the sign regulations to construct two freestanding signs on the property located at 685 Skyland Boulevard. Zoned BN. (Council District 2).

Rodney Ramsey represented the petition.

No one spoke in favor of or opposition to the petition.

Chairperson Steward read the petition for a variance from the sign regulations to construct two freestanding signs on the property located at 685 Skyland Boulevard. Commissioner Gilliam expressed concerns regarding the freestanding signs and the window signs. Chairperson Steward Vice Chairperson Coley, Commissioner Rollins and Commissioner Ford expressed concerns on whether this application demonstrates an unnecessary hardship.

Chairperson Steward, Vice Chairperson Coley, and Commissioners Gilliam, Rollins and Ford voted "no"; none, yes.

The petition failed.

ZBA-103-23 Betty Polion-Cheatum petitions for a special exception to allow the short-term rental of a property located at 2816 3rd Street East. Zoned R-1. (Council District 5).

Betty Polion-Cheatum represented the petition.

There were two written comments submitted in opposition to the petition. Vincent Nero spoke in favor of the petition. No one else spoke in favor of or opposition to the petition.

Chairperson Steward read the petition for a special exception to allow the short-term rental of a property located at 2816 3rd Street East. Zoned R-1. Chairperson Steward recommended the petition have certain conditions which included the following:

- a. A maximum of six (6) adults,
- b. A maximum of three (3) vehicles,
- c. A maximum of thirty (30) nights for a 1-year probationary period,
- d. Accessory structures cannot be occupied by anyone at any time, and
- e. A City of Tuscaloosa business license must be obtained before operations begin.

The petition with the conditions was approved by unanimous vote.

ZBA-104-23 Jill Rives petitions for a special exception to allow the short-term rental of a property located at 2417 Prince Avenue. Zoned R-2. (Council District 7).

Jill Rives represented the petition.

There was one written comment submitted in opposition to the petition. No one else spoke in favor of or opposition to the petition.

Chairperson Steward read the petition for a special exception to allow the short-term rental of a property located at 2417 Prince Avenue. Zoned R-2. Chairperson Steward recommended the petition have certain conditions which included the following:

- a. A maximum of six (6) adults,
- b. A maximum of three (3) vehicles,
- c. A maximum of thirty (30) nights for a 1-year probationary period,
- d. Accessory structures cannot be occupied by anyone at any time, and
- e. A City of Tuscaloosa business license must be obtained before operations begin.

The petition with the conditions was approved by unanimous vote.

ZBA-105-23 Dee-Ann Lack petitions for a special exception to allow the short-term rental of a property located at 2222 Forest Lake Drive, Unit A. Zoned R-1. (Council District 2).

Dee-Ann Lack represented the petition.

No one spoke in favor of or opposition to the petition.

Chairperson Steward read the petition for a special exception to allow the short-term rental of a property located at 2222 Forest Lake Drive, Unit A. Zoned R-1. Chairperson Steward recommended the petition have certain conditions which included the following:

- a. A maximum of four (4) adults,
- b. A maximum of two (2) vehicles,
- c. A maximum of thirty (30) nights for a 1-year probationary period,
- d. Accessory structures cannot be occupied by anyone at any time, and
- e. A City of Tuscaloosa business license must be obtained before operations begin.

The petition with the conditions was approved by unanimous vote.

ZBA-106-23 Dee-Ann Lack petitions for a special exception to allow the short-term rental of a property located at 2222 Forest Lake Drive, Unit B. Zoned R-1. (Council District 2).

Dee-Ann Lack represented the petition.

No one spoke in favor of or opposition to the petition.

Chairperson Steward read the petition for a special exception to allow the short-term rental of a property located at 2222 Forest Lake Drive, Unit B. Zoned R-1. Chairperson Steward recommended the petition have certain conditions which included the following:

- a. A maximum of four (4) adults,
- b. A maximum of two (2) vehicles,
- c. A maximum of thirty (30) nights for a 1-year probationary period,
- d. Accessory structures cannot be occupied by anyone at any time, and
- e. A City of Tuscaloosa business license must be obtained before operations begin.

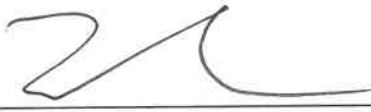
The petition with the conditions was approved by unanimous vote.

OTHER BUSINESS

ADJOURN

Chairperson Steward asked whether there was any other matter to be brought before the Zoning Board of Adjustment. Seeing none, the Zoning Board of Adjustment meeting adjourned at 6:10 P.M.

ATTEST:



Zach Ponds

Secretary of Zoning Board of Adjustments



Rob Steward

Chairperson of Zoning Board of Adjustments