

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING DRAFT SYNOPSIS

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

COMMISSION MEMBERS PRESENT:

Chairman: Bill Wright

Vice-Chairman: Tim Harrison

Commissioners: Steven Rumsey, Councilwoman Raevan Howard, Vince Dooley, Eddie Pugh, Anne Hornsby, Dena Prince and John Smith

ABSENT:

STAFF PRESENT:

Zach Ponds, Director of Planning

Jimbo Woodson, Deputy City Attorney

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.

Councilwoman Howard entered at 5:05 p.m.

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

CONSENT AGENDA

S-87-23: Spurlin Plaza, a Resurvey of Lots 267 and 268 Original City Survey, a reconfiguration of two lots on approximately 0.34 acres located at 718 and 720 22nd Avenue. (Council District 4)

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

CASES REQUESTING TO CONTINUE

P-05-23: a residential Planned Unit Development consisting of 113 single-family residential lots and three open space lots on approximately 46.9 acres located directly north of 5312 – 5504 Chestnut Street. (Council District 6)
PETITIONER WILL REQUEST TO CONTINUE TO JANUARY 2024

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend continuing the case until January 2024 Planning and Zoning Commission meeting. The motion passed by a unanimous voice vote.

PS-86-23: Woodland Forest Glen, consisting of 113 residential lots and three open space lots on approximately 46.9 acres located directly north of 5312 – 5504 Chestnut Street. (Council District 6) **PETITIONER WILL REQUEST TO CONTINUE TO JANUARY 2024**

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend continuing the case until January 2024 Planning and Zoning Commission meeting. The motion passed by a unanimous voice vote.

UNFINISHED BUSINESS

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

CASES TO BE HEARD

COMPANION CASES

- a. **AN-19-23:** Annexing approximately 3.3 acres located at 9601 Highway 69 South in conjunction with S-84-23 and Z-22-23.

Phillip Grammer 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. Vice Chairman Harrison moved to approve. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The annexation petition was approved.

Z-22-23: Graves Watkins petitions to rezone approximately 3.3 acres located at 9601 Highway 69 South from R-1 to BN in conjunction with AN-19-23 and S-84-23. (Not in City Limits)

Phillip Grammer 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 rezoning request. Commissioner Pugh moved to approve. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The rezoning petition was approved.

S-84-23: Watkins Subdivision, consisting of three lots on approximately 3.3 acres located at 9601 Highway 69 South in conjunction with AN-19-23 and Z-22-23. (Not in City Limits)

Phillip Grammer with Longleaf Engineering, LLC, represented the petition. Variances requested were: lot configuration. Variances were 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 Pugh moved to approve. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The subdivision petition was approved.

- b. **Z-23-23:** Kevin Hinkle petitions to rezone approximately 0.3 acres located at 625 Queen City Avenue from R-4 to R-3 in conjunction with S-85-23. (Council District 4)

Kevin Hinkle with Montgomery & Hinkle, 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. Vice Chairman Harrison moved to approve. Commissioner Rumsey seconded. All Commissioners voted "yes"; no, none. The rezoning petition was approved.

S-85-23: Foster House – 20 Audubon, a Resurvey Part of Lot 9 University Survey and All of Lot 20 Audubon Place, a reconfiguration of two lots on approximately 0.53 acres located at 625 Queen City Avenue and 20 Audubon Place. (Council District 4)

Kevin Hinkle with Montgomery & Hinkle, Inc., represented the petition. Variances requested were: additional right-of-way along 7th Street. Variances were 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 Hornsby moved to

approve. Councilmember Howard seconded. All Commissioners voted “yes”; no, none. The annexation petition was approved.

PRELIMINARY PLATS

S-88-23: Lakewood Estates Subdivision, consisting of two lots on approximately 10.9 acres located directly south of 11562 Turner Road. (Not in City Limits)

Ray Colvin with Westervelt, Inc., represented the petition. Variances requested were: public street frontage, capped sewer and drainage study. Variances were approved. No one else 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 preliminary plat was approved.

S-89-23: Resurvey of Lot 1 Ronnie Hamner Subdivision, consisting of two lots on approximately 3.65 acres located at 12198 Lake Nicol Road. (Not in City Limits)

Gilbert Sentell with Sentell Engineering, Inc., represented the petition. Variances requested were: capped sewer and sidewalk construction. Variances were approved. No one else spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Commissioner Pugh moved to approve. Commissioner Dooley seconded. All Commissioners voted “yes”; no, none. The preliminary plat was approved.

S-90-23: McCraw Lake, consisting of two lots on approximately 6.89 acres located at 955 Kennedy Mill Road. (Not in City Limits)

Kevin Hinkle with Montgomery & Hinkle, Inc., represented the petition. Variances requested were: capped sewer. Variances were approved. No one else spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Commissioner Prince moved to approve. Commissioner Pugh seconded. All Commissioners voted “yes”; no, none. The preliminary plat was approved.

OTHER BUSINESS

V-05-23: Vacating a portion of 30th Avenue, 4th Street, and 5th Street. (Council District 1)

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the vacation. The vacation was approved 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 5:39 P.M.

ATTEST:

Zach Ponds
Secretary of Planning & Zoning Commission

Bill Wright
Chairperson of Planning & Zoning Commission

Please note: The formal synopsis will be adopted at the next available Commission meeting.