

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING SYNOPSIS

Monday, November 20, 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, and John Smith

ABSENT:

Dena Prince was absent.

STAFF PRESENT:

Zach Ponds, Director of Planning

Hudson Cheshire, Assistant City Attorney

Michael Gardiner, Civil Engineer

Emily Hayes, Associate Director of Planning

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.

Vice Chairperson Harrison announced that he would abstain from discussion and vote on **S-82-23**.

Director of Planning, Zach Ponds, presented the following items to the Commission:

CONSENT AGENDA

S-71-23: Collegiate Downs Condominiums, consisting of 38 condominium units on approximately 0.92 acres located at 1009 12th Street. (Council District 4)

S-72-23: Highland Park Condominiums, consisting of 10 condominium units on approximately 0.9 acres located at 828 Rice Valley Road Northeast. (Council District 3)

S-73-23: Lake Forest Condominiums, consisting of six condominium units and one common area lot on approximately 0.32 acres located at 1415-1425 2nd Court East. (Council District 4)

S-76-23: Resurvey of Lot 1 of the Resurvey of lots 41 & 43 Crestview, a reconfiguration of two lots on approximately 0.39 acres located at 600 26th Avenue East. (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. The consent agenda was approved by a unanimous voice vote.

CASES REQUESTING TO WITHDRAW

CASES REQUESTING TO CONTINUE

UNFINISHED BUSINESS

Director of Planning, Zach Ponds, presented the following items to the Commission:

CASES TO BE HEARD

COMPANION CASES

- a. **S-78-23:** Weaver – Riverside Drive Apartments, a Resurvey of Lots 7-9 Riverside Subdivision, consisting of one lot on approximately 0.59 acres located at 1200 Riverside Drive in conjunction with HB-01-23. (Council District 4)

Jimmy Duncan with Duncan Coker Associates, P.C., represented the petition. Variances requested were: right of way dedication along 12th Avenue. Variances were approved. There was one written comment in opposition to the petition. No one else spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend approval of the subdivision request. Vice Chairperson Harrison moved to approve. Commissioner Smith seconded. Chairman Wright, Vice Chairperson Harrison and Commissioners Dooley, Howard, Smith, Pugh and Rumsey present voted "yes;" Commissioner Hornsby voted "no." The subdivision petition was approved.

HB-01-23: Alexander Architecture, LLC petitions to construct a three-story apartment building with 36 bedrooms on the property located at 1200 Riverside Drive in conjunction with S-78-23. (Zoned RMF-2U HB) (Council District 4)

Jimmy Duncan with Duncan Coker Associates, P.C., represented the petition. No one spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Vice Chairperson Harrison moved to approve. Commissioner Smith seconded. Chairman Wright, Vice Chairperson Harrison and Commissioners Dooley, Howard, Smith, Pugh and Rumsey present voted "yes;" Commissioner Hornsby voted "no." The petition was approved.

REZONINGS

Z-20-23: Gregory Binion petitions to rezone approximately 0.2 acres located at 1801 Fosters Ferry Road from R-3 to BNS. (Council District 1)

Bryan Winter and Gregory Binion represented the petition. Councilor Matthew Wilson and Joe Binion spoke in support of the petition. There was one written comment in opposition and one written comment of support to the rezoning. 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 Pugh seconded. All Commissioners present voted "yes;" no, none. The rezoning petition was recommended.

Z-21-23: Perman Construction petitions to rezone approximately 2.94 acres located at 4005 Stillman Boulevard from R-2 to BN. (Council District 1)

No one was present to represent the petition. Councilor Matthew Wilson spoke in support of 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. Commissioner Rumsey moved to approve. Commissioner Smith seconded. All Commissioners present voted "yes;" no, none. The rezoning petition was recommended.

PRELIMINARY PLATS

S-74-23: 31 Audubon Place, a Resurvey of Lot 31 Audubon Place, consisting of one residential lot on approximately 0.23 acres located at 31 Audubon Place. (Council District 4)

Kevin Hinkle with Montgomery and Hinkle, Inc., represented the petition. Variances requested were: right of way dedication. Variances were approved. No one spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Vice Chairperson Harrison moved to approve. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

S-75-23: Resurvey of Lot 24 Lakeview and Lot 30 Lake Forest #4, a reconfiguration of two lots on approximately 0.34 acres located at 24 Lakeview. (Council District 2)

Mike McGuire with Gonzalez-Strength & Associates, Inc., represented the petition. Variances requested were: quarter section tie, topography, and lot size. 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. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

S-77-23: Resurvey of Lot 6 & Part of Lot 1 C.V. Spradley, a reconfiguration of two lots on approximately 0.74 acres located at 610 Hargrove Road & 2014 6th Avenue. (Council District 2)

Mike McGuire with Gonzalez-Strength & Associates, Inc., represented the petition. Variances requested were: quarter section tie, topography, and sidewalks. Variances were approved. No one 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-79-23: Woodland Hills No. 23, consisting of three single-family residential lots on approximately 5.4 acres located at 3715 Woodland Hills Drive. (Council District 6)

Marty Montgomery with Montgomery & Hinkle, Inc., represented the petition. Variances requested were: sidewalks along Woodland Hills Road, half-street improvements and pavement width. Variances were approved. There was one written comment in opposition to the petition. No one else spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat. Vice Chairperson Harrison moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

S-81-23: The Enclave West, a Resurvey of Lot 20 & Part of Lot 18 Bryce & Friedman, consisting of eight townhome lots and one multi-family residential lot on approximately 0.59 acres located at 808 Gene Stallings Avenue & 1411 8th Street. (Council District 4)

Al Cabaniss with Cabaniss Engineering, Inc., represented the petition. Variances requested were: lot configuration for Lot 9. 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. Commissioner Dooley seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

S-82-23: Marina Drive, consisting of three lots on approximately 7.88 acres located at 15130 Marina Drive. (Not in City Limits)

Al Cabaniss with Cabaniss Engineering, Inc., represented the petition. Variances requested were: half-street improvements and capped sewer. Variances were approved. No one 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. Vice Chairperson Harrison abstained from voting. All Commissioners voted "yes"; no, none; Vice Chairperson Harrison abstained. The preliminary plat was approved.

S-83-23: Spencer's Cove, a Resurvey of Lot 7 Spencer's Cove and Unplatted Land, consisting of one lot on approximately 1.97 acres located at 7453 Spencers Cove Road. (Not in City Limits)

Josh Bonner with Sentell Engineering, Inc., represented the petition. Variances requested were: capped sewer. Variances were approved. No one 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-80-23: York Place Townhomes, a Resurvey of Lot 18 Homewood Subdivision #2, consisting of three townhome lots on approximately 0.26 acres located at 831 14th Street. (Council District 4)

Al Cabaniss with Cabaniss Engineering, Inc., and Mark Booth represented the petition. Randall Scheef spoke in opposition to the petition regarding flooding issues and right of way access. No one else spoke in favor or opposition to this request. Chairman Wright entertained the motion to approve the plat with the condition that an agreement regarding cross access agreement between property owner and adjoining property owner is reached. Commissioner Pugh moved to approve. Vice Chairperson Harrison seconded. All Commissioners voted "yes"; no, none. The preliminary plat was approved.

OTHER BUSINESS

The Tuscaloosa Planning and Zoning Commission voted to approve the 2024 Meeting Dates and Deadlines. Chairman Wright entertained the motion to approve the calendar. Chairman Wright recommended approval of the minutes. The motion passed by a unanimous voice vote. The calendar was approved.

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 6:35 P.M.

ATTEST:



Zach Ponds
Secretary of Planning & Zoning Commission



Bill Wright
Chairperson of Planning & Zoning Commission