

TUSCALOOSA ZONING BOARD OF ADJUSTMENT MEETING DRAFT SYNOPSIS

Monday, December 20, 2023, 5:00 p.m.

COMMISSION MEMBERS PRESENT

Chairperson: Rob Steward
Vice-Chair: Michele Coley
Commissioners: Linda Ford, Joseph Eatmon, Sr., Tim Gilliam and Mary Katherine Holt
(supernumerary)

ABSENT: Paul Rollins

CITY STAFF PRESENT

Zach Ponds, Director of Planning
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. All Commissioners voted "yes"; no, none.

CITY ATTORNEY UPDATE

There was no update from the City Attorney's office.

CASES TO BE WITHDRAWN

ZBA-135-23

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

CASES TO BE HEARD

ZBA-136-23 Jacqueli Bryant petitions for a variance from the residential setback regulations to construct an addition on the property located at 3008 22nd Street. Zoned R-4. (Council District 2).

Willie Brown represented the petition.

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

Chairperson Steward read the petition for a variance from the residential setback regulations to construct an addition on the property located at 3008 22nd Street.

The petition was approved by unanimous vote.

ZBA-137-23 Virginia O'Malley petitions for a special exception to operate a beauty parlor on the property located at 215 Hargrove Road East. Zoned BGO. (Council District 7).

Virginia O'Malley represented the petition.

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

Chairperson Steward read the petition for a special exception to operate a beauty parlor on the property located at 215 Hargrove Road East.

The petition was approved by unanimous vote.

ZBA-139-23 Adam Tant petitions for a special exception to allow the short-term rental of a property located at 432 27th Street. Zoned R-2. (Council District 2).

Adam Tant 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 432 27th Street. 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 was approved by unanimous vote.

ZBA-140-23 Adam Tant petitions for a special exception to allow the short-term rental of a property located at 803 30th Avenue East. Zoned RD-1. (Council District 5).

Adam Tant represented the petition.

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

Commissioner Eatmon expressed concerns regarding the parking available.

Chairperson Steward read the petition for a special exception to allow the short-term rental of a property located at 803 30th Avenue East. Chairperson Steward recommended the petition have certain conditions which included the following:

- a. A maximum of two (2) adults,
- b. A maximum of one (1) vehicle parked off street,
- 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.

Chairman Steward, Vice Chairperson Coley, and Commissioners Gilliam, and Holt voted “yes”; Commissioner Eatmon voted “no.”

The petition was approved by majority vote.

ZBA-141-23 Richard Adams petitions for a special exception to allow the short-term rental of a property located at 1 Forest Drive. Zoned R-1. (Council District 5).

Richard and Autumn Adams represented the petition.

Ana Schuber and Michael Cornwell spoke in opposition to the petition due to the increase of traffic, loud noises, and criminal activity. There was one (1) written comment of support for the petition and five (5) written comments in opposition to the petition. No one else spoke in favor of or opposition to the petition.

Commissioners Eatmon and Gilliam expressed concerns regarding the issues adjacent property owners brought up such as safety issues due to criminal activity in the area and few short-term rentals in the immediate area and current characteristics of the neighborhood.

Chairperson Steward read the petition for a special exception to allow the short-term rental of a property located at 1 Forest Drive. 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) vehicle parked off street,
- 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.

Chairman Steward, Vice Chairperson Coley, and Commissioners Ford voted “yes”; Commissioners Eatmon and Gilliam voted “no.”

The petition failed.

ZBA-142-23 Stacey Wilcox petitions for a special exception to allow the short-term rental of a property located at 17 Forest Drive. Zoned R-1. (Council District 5).

Stacey Wilcox represented the petition.

Michael Cornwell spoke in opposition to the petition due to the emergency contact on the application and the increase of short-term rental. There were five (5) written comments in opposition to the petition. No one else spoke in favor of or opposition to the petition.

Commissioners Eatmon and Gilliam expressed concerns regarding the issues adjacent property owners brought up such as safety issues due to criminal activity in the area and few short-term rentals in the immediate area and current characteristics of the neighborhood.

Chairperson Steward read the petition for a special exception to allow the short-term rental of a property located at 17 Forest Drive. 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. A contracted property manager being local to the property,
- e. Accessory structures cannot be occupied by anyone at any time, and
- f. A City of Tuscaloosa business license must be obtained before operations begin.

Chairman Steward, Vice Chairperson Coley, and Commissioners Ford voted “yes”; Commissioners Eatmon and Gilliam voted “no.”

The petition failed.

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 6:54 P.M.

ATTEST:

Zach Ponds
Secretary of Zoning Board of Adjustments

Rob Steward
Chairperson of Zoning Board of Adjustments

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