

TUSCALOOSA ZONING BOARD OF ADJUSTMENT MEETING DRAFT SYNOPSIS

Monday, January 22, 2024, 5:00 p.m.

COMMISSION MEMBERS PRESENT

Vice-Chair: Michele Coley
Commissioners: Linda Ford, Joseph Eatmon, Sr., Tim Gilliam, Paul Rollins

ABSENT:

Chairperson Rob Steward and Mary Katherine Holt (supernumerary).

CITY STAFF PRESENT

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

Vice Chairperson Coley 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, Vice Chairperson Coley recommended approval of the minutes. Commissioner Ford made a motion to adopt the minutes. Commissioner Gilliam seconded the motion. All Commissioners voted "yes"; no, none.

CITY ATTORNEY UPDATE

Associate City Attorney, Kim King, briefed the Commission regarding one case that was in circuit court that was dismissed by the Plaintiff. Therefore, there are no current pending cases in circuit court.

CASES TO BE WITHDRAWN

ZBA-07-24

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

CASES TO BE HEARD

ZBA-01-24 Stephanie Eatmon petitions for a use variance to operate a corner store on property located at 2002 Fosters Ferry Road. Zoned R-4. (Council District 1).

Stephanie Eatmon represented the petition.

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

Vice Chairperson Coley read the petition for a use variance to operate a corner store on property located at 2002 Fosters Ferry Road. Zoned R-4. (Council District 1).

The petition was approved by unanimous vote.

ZBA-02-24 Velon Gray petitions for a variance from the accessory structure regulations to construct a detached garage on the property located at 1370 39th Avenue East. Zoned R-1. (Council District 5).

Velon Gray represented the petition.

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

Vice Chairperson Coley read the petition for a variance from the accessory structure regulations to construct a detached garage on the property located at 1370 39th Avenue East. Zoned R-1. (Council District 5).

The petition was approved by unanimous vote.

ZBA-03-24 Trey Perman petitions for a special exception from the off-street parking regulations at 4005 Stillman Boulevard. Zoned BN. (Council District 1).

Chris Copeland and Mason Mohon represented the petition.

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

Vice Chairperson Coley and Commissioners Ford and Gilliam expressed concern regarding landscaping and requested that an agreement between City staff and the developer be reached regarding landscaping screening.

Vice Chairperson Coley read the petition for a special exception from the off-street parking regulations at 4005 Stillman Boulevard. Zoned BN. (Council District 1). Subject to the condition that an agreement between City staff and the developer be reached regarding landscaping screening.

The petition was approved by unanimous vote.

ZBA-04-24 Josh Dugat petitions for a special exception from the fence and wall regulations to construct a fence on the property located at 3507 8th Street. Zoned R-3. (Council District 1).

Josh Dugat represented the petition.

There were five (5) written comments of support for the petition. No one else spoke in favor of or opposition to the petition.

Vice Chairperson Coley read the petition for a special exception from the fence and wall regulations to construct a fence on the property located at 3507 8th Street. Zoned R-3. (Council District 1).

The petition was approved by unanimous vote.

ZBA-06-24 Bama B&B (Kim Roberts) petitions for a special exception to allow the short-term rental of a property located at 30 Terriwood Drive. Zoned R-1. (Council District 2).

Kim Roberts represented the petition.

Eddie Sherlock spoke in opposition to the petition due to the current characteristics of the neighborhood where the property is located. No one spoke in favor of or opposition to the petition.

Commissioner Eatmon expressed concerns regarding the property's location being in close proximity to a school. Commissioner Ford and Gilliam expressed concerns regarding the parking of four vehicles.

Vice Chairperson Coley read the petition for a special exception to allow the short-term rental of a property located at 30 Terriwood Drive. Zoned R-1. (Council District 2). Vice Chairperson Coley recommended the petition be subject to the following conditions:

- 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.

Vice Chairperson Coley called for a vote. Vice Chairperson Coley and Commissioners, Ford, Rollins, and Gilliam voted "yes"; Commissioner Eatmon voted "no."

The petition was approved by majority vote.

ZBA-08-24 Angela Lewis petitions for a special exception to allow the short-term rental of a property located at 3719 26th Avenue East. Zoned R-1. (Council District 6).

Angela Lewis represented the petition.

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

Vice Chairperson Coley read the petition for a special exception to allow the short-term rental of a property located at 3719 26th Avenue East. Zoned R-1. (Council District 6). Vice Chairperson Coley recommended the petition be subject to the following conditions:

- 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 was approved by unanimous vote.

ZBA-09-24 Bama B&B (Kim Roberts) petitions for a special exception to allow the short-term rental of a property in a historic district located at 1305 Dearing Place. Zoned R-3H. (Council District 4).

Kim Roberts represented the petition.

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

Vice Chairperson Coley and Commissioner Ford expressed concerns regarding four vehicles and eight adults due to a public safety issue since the fronting street is narrow.

Vice Chairperson Coley read the petition for a special exception to allow the short-term rental of a property located at 1305 Dearing Place. Zoned R-3H. (Council District 4). Vice Chairperson Coley recommended the petition be subject to the following conditions:

- 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-10-24 Brad Elliott petitions for a special exception to allow the short-term rental of a property in a historic district located at 1017 Myrtlewood Drive. Zoned R-3H. (Council District 4).

Brad Elliott represented the petition.

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

Vice Chairperson Coley read the petition for a special exception to allow the short-term rental of a property located at 1017 Myrtlewood Drive. Zoned R-3H. (Council District 4). Vice Chairperson Coley recommended the petition be subject to the following conditions:

- a. A maximum of eight (8) adults,
- b. A maximum of four (4) 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-11-24 Jacqueline McAbee petitions for a special exception to allow the short-term rental of a property in a historic district located at 9 Sherwood Drive. Zoned R-1H. (Council District 4).

Jacqueline McAbee represented the petition.

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

Vice Chairperson Coley read the petition for a special exception to allow the short-term rental of a property located at 9 Sherwood Drive. Zoned R-1H. (Council District 4). Vice Chairperson Coley recommended the petition be subject to the following conditions:

- a. A maximum of eight (8) adults,
- b. A maximum of four (4) 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-12-24 Donell Colvin Jr petitions for a special exception to allow the short-term rental of a property located at 2712 17th Street. Zoned R-4. (Council District 1).

Donell Colvin Jr represented the petition.

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

Vice Chairperson Coley read the petition for a special exception to allow the short-term rental of a property located at 2712 17th Street. Zoned R-4. (Council District 1). Vice Chairperson Coley recommended the petition be subject to the following conditions:

- 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-13-24 Keith Johnson petitions for a special exception to allow the short-term rental of a property located at 7 Forest Hill. Zoned R-1. (Council District 2).

Keith Johnson represented the petition.

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

Vice Chairperson Coley read the petition for a special exception to allow the short-term rental of a property located at 7 Forest Hill. Zoned R-1. (Council District 2). Vice Chairperson Coley recommended the petition be subject to the following conditions:

- a. A maximum of eight (8) adults,
- b. A maximum of four (4) 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.

OTHER BUSINESS

ADJOURN

Vice Chairperson Coley 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 6:35 P.M.

ATTEST:

Zach Ponds
Secretary of Zoning Board of Adjustments

Michelle Coley
Vice Chairperson of Zoning Board of Adjustments

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