

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING SYNOPSIS

Monday, January 17, 2024, 5:00 p.m.

COMMISSION MEMBERS PRESENT:

Chairman: Bill Wright
Vice-Chairman: Tim Harrison
Commissioners: Councilwoman Howard, Vincent Dooley, Eddie Pugh, Anne Hornsby, Steven Rumsey, Dena Prince and John Smith

ABSENT:

STAFF PRESENT:

Zach Ponds, Director of Planning
Jimbo Woodson, Deputy City Attorney
Michael Gardiner, Civil Engineer
Emily Hayes, Associate Director of Planning

Councilwoman Howard entered at 5:02 p.m.

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.

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

CONSENT AGENDA

PS-01-24: Hill House Condominiums, consisting of 18 residential units and 1 common area lot on approximately 11.3 acres located at 8500 Mountbatten Road Northeast. (Council District 3)

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; CONTINUED TO FEBRUARY 2024

No one spoke in favor or in opposition to the petition. Chairman Wright read the motion to recommend continuing the case until February 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; CONTINUED TO FEBRUARY 2024**

PRELIMINARY PLATS

S-02-24: Holman Point, consisting of three lots on approximately 7.1 acres located at 10607 Sexton Bend Road. (Not in City Limits)

Christopher Sentell with Sentell Engineering, Inc., represented the petition. Variances requested were: lot configuration, public street frontage, and capped sewer. 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 Prince seconded. All Commissioners voted "yes"; no, none. The subdivision petition was approved.

S-03-24: TBG Peterson, a Resurvey of Lots 11-19 & Part of Lot 20 Town of Peterson AL, consisting of one lot on approximately 1.37 acres located at 8906 Old Birmingham Highway. (Not in City Limits)

Mike Hicks with Herndon, Hicks & Associates, Inc., represented the petition. Variances requested were: lot configuration, sidewalk construction, and capped sewer. 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 Dooley moved to approve. Commissioner Pugh seconded. All Commissioners voted "yes"; no, none. The subdivision petition was approved.

OTHER BUSINESS

There will be a special called Planning and Zoning Commission (Framework) meeting held on January 31st, 2024, at 5:00 p.m.

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 6:03 P.M.

ATTEST:



Zach Ponds
Secretary of Planning & Zoning Commission



Bill Wright
Chairperson of Planning & Zoning Commission