

Synopsis

TUSCALOOSA PLANNING AND ZONING COMMISSION CITY CODE UPDATE SPECIAL CALLED HEARING

City Code Update

City of Tuscaloosa, Alabama

COMMISSION MEMBERS PRESENT:

Chairman: Bill Wright

Commissioners: Tim Harrison, Vince Dooley, Eddie Pugh and Steven Rumsey.

Absent: Anne Hornsby, Dena Prince, Councilwoman Raevan Howard, and John Smith

STAFF PRESENT:

Ashley Crites, Executive Director, Urban Development

Zach Ponds, Director of Planning

Caitlin Giles, Development Review Manager

Jimbo Woodson, Deputy City Attorney

April 24, 2024 | Convened at 5:00 pm

Purpose: Public hearing to review proposed Zoning Map changes in the Code Update process that resulted from the Framework Comprehensive Plan, adopted in February 2021.

Note: All current Code Update documents can be found at <https://framework.tuscaloosa.com>

1. CALL TO ORDER

PZC

2. WELCOME

PZC

- Introduction of Staff
- Introduction of PZC Members
- Disclosure of Possible Conflicts

Development Review Manager, Caitlin Giles, presented the following items to the Commission:

3. MEETING EXPECTATIONS & PROCESS

4. ZONING MAP DRAFT UPDATE PROCESS

- Development Review Manager, Caitlin Giles, briefed the Commission regarding the process of creating the zoning map, the future land use and character map categories, and the creation of the draft zoning map.

5. ZONING TEXT DISCUSSION

- Development Review Manager, Caitlin Giles, briefed the Commission regarding the Single Family Residential Estate zoning and the permitted land use changes in Neighborhood Commercial (NC), General Commercial (GC), and Highway Commercial (HC).
 - Permitted Land Use Changes in NC:
 - Material standards added at January 31, 2024 meeting.
 - Proposed changes:
 - Add "Pet Grooming" to Permitted Uses.
 - Add "Private Club or Lodge" as a Special Exception.
 - Add "Day Care Center" as a Special Exception.
 - Add "Contractor Office" as a Special Exception.
 - Add "Light Vehicle Fuel Station" as a Special Exception.
 - Permitted Land Use Changes in GC:
 - Material standards added at January 31, 2024 meeting.
 - Proposed changes:
 - Remove "Dwelling, Multifamily" from Permitted Uses.
 - Remove "Self-Service Storage" from Permitted Uses.
 - Add "Contractor Office" as a Special Exception."
 - Permitted Land Use Changes in HC:
 - Proposed changes:
 - Change "Self-Service Storage" from Permitted Use to Special Exception.

6. ZONING MAP DRAFT

- Development Review Manager, Caitlin Giles, briefed the Commission regarding the Eastern Growth Area.

7. PROPOSED UPDATES

- Development Review Manager, Caitlin Giles, briefed the Commission that there were no proposed map updates regarding the Eastern Growth Area from staff.

8. PUBLIC COMMENT AND VOTE

Development Review Manager, Caitlin Giles, briefed the Commission regarding comments submitted on the proposed zoning map.

- The following individuals made public comments regarding the proposed zoning map for the Eastern Growth Area:
 - a. Camden Lake: Vanessa Lundberg expressed concerns regarding changing her neighborhood from R-1 to GPD.
 - Executive Director of Urban Development, Ashley Crites, stated that the standard practice for planned unit developments, such as Camden Lake, is to classify them as General Planned Development zoning district.
 - Leaving the zoning designation of General Planned Development District as is.
 - b. East of Bowden Villa, West of Woodland Forest: Brock Corder expressed support for changing the designation to SFR-4.
 - Leaving the zoning designation of SFR-1 as is.
- The following individuals made public comments regarding the proposed zoning map for the West end of the Interstate Parkway, South of I-20/59:
 - a. Jessica Ireland expressed concerns regarding property around Locust Lane being rezoned as Neighborhood Commercial to Highway Commercial. She believed the property should remain NC.
 - Leaving the zoning designation of HC as is.
 - b. Rod Shirley expressed concerns regarding property around Locust Lane being rezoned as Highway Commercial. He believed the property should remain NC.
 - Leaving the zoning designation of HC as is.

Commissioner Rumsey entered at 5:17 p.m.

- c. Zackary Cash expressed concerns regarding property around Locust Lane being rezoned as Highway Commercial (HC) instead of SFR-1.
 - Leaving the zoning designation of HC as is.
- d. Usha Midkiff expressed concerns regarding rezoning of property around the Woodland Forrest neighborhood as Highway Commercial instead of SFR-1.
 - Leaving the zoning designation of HC as is.
- e. 3935 Woodland Forrest Drive: Brock Corder made a comment of support regarding property located 3935 Woodland Forrest Drive stating that the zoning should be designated as HC instead of SFR-1.
 - Leaving the zoning designation of R-1 as is.
- f. Old McGee Road Property:

- Jessica Ireland expressed concern, stating the property should be located south of Old McGee Road zoned as Neighborhood Commercial (NC).
- Jarrod Courland Colburn provided a comment of concern, stating that the property should be zoned as Neighborhood Commercial (NC).
- Kyle Colburn expressed concern stating the property should be zoned as Neighborhood Commercial (NC).
- Rod Shirley expressed concern stating that the zoning is for NC.
- Dr. Janice Nelson spoke about concerns she had regarding the surrounding landscape buffer of her property due to drainage issues.
 - Staff briefed the Commission on proposed buffer standards. It was agreed that staff would work with TNT and other groups on landscaping standards.
- Rus Curtis expressed concern regarding property around 4738 Spicewood Street being rezoned as NC due to the decrease in residential property value and uneven topography would not benefit commercial development.
- Usha Midkiff expressed concern stating that the residents on Spicewood Street in Woodland Forrest neighborhood would want the zoning to be SFR-1 instead of HC.
- Elisa Johnson spoke regarding the property being zoned as Highway Commercial (HC) without touching the Highway and wants it instead classified as Neighborhood Commercial (NC).
- Brock Corder provided comment as the property owner and stated his support for HC.
 - Leaving the zoning designation of HC as is.

Lillian Finley spoke regarding issues she has with her property in Tuscaloosa County (outside of city limits).

The Planning Commission voted for the proposed changes to the map. Chairman Wright recommended the proposed map. All Commissioners present voted “yes”; no, none. The proposed map was approved.

9. NEXT STEPS

- Development Review Manager, Caitlin Giles, briefed the Commission regarding the upcoming timeline for discussion:
 - May 22, 2024

- Zoning Map: Alberta, McFarland Corridor (River to Skyland, I-359 to Alberta)
- June 26, 2024
 - Zoning Map: Highway 69S Corridor and Skyland Blvd Corridor
- July 2024
 - Recommendation to the Tuscaloosa City Council

10. 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 6:16 P.M.

ATTEST:



Zach Ponds

Secretary of Planning & Zoning Commission



Bill Wright

Chairperson of Planning & Zoning Commission