



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: McNelly-Fair Subdivision Parcel ID: 63 21 09 29 4 001 037.000, 037.001, 037.003, 037.004, 037.005 8 Total Acres: 13.4

**Surveyor or Engineer**

Name: Sentell Engineering, Inc.

**Property Owner**

Name: Robert & Ellen McNelly, Kelsy Fair

*Applicants MUST include ALL of the following documentation with the submission of this checklist:*

|   |   |                             |   |
|---|---|-----------------------------|---|
| 6 Plats MAP FOLDED to 8 ½" x 11"  | <input checked="" type="checkbox"/> YES                 | <input type="checkbox"/> NO | <input type="checkbox"/> N/A            |
| Digital copy of Plat (with & without contours)  | <input checked="" type="checkbox"/> YES                 | <input type="checkbox"/> NO | <input type="checkbox"/> N/A            |
| Pre-design conference (if so, list date)  | <input checked="" type="checkbox"/> YES <u>July '25</u> | <input type="checkbox"/> NO | <input type="checkbox"/> N/A            |
| Master Plan provided  | <input type="checkbox"/> YES                            | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| Drainage study  | <input type="checkbox"/> YES                            | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| Variance request letter   | <input checked="" type="checkbox"/> YES                 | <input type="checkbox"/> NO | <input type="checkbox"/> N/A            |
| Designation of Agent form   | <input checked="" type="checkbox"/> YES                 | <input type="checkbox"/> NO | <input type="checkbox"/> N/A            |
| Vicinity & Tax maps at 8 ½" X 11" scale   | <input checked="" type="checkbox"/> YES                 | <input type="checkbox"/> NO | <input type="checkbox"/> N/A            |
| 3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive) | <input checked="" type="checkbox"/> YES                 | <input type="checkbox"/> NO | <input type="checkbox"/> N/A            |

**Certification of Applicant**

**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

☒ I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature:  Date: 7/18/25

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401

**SUBMIT FORM**



## 5900-6006 New Watermelon Road.

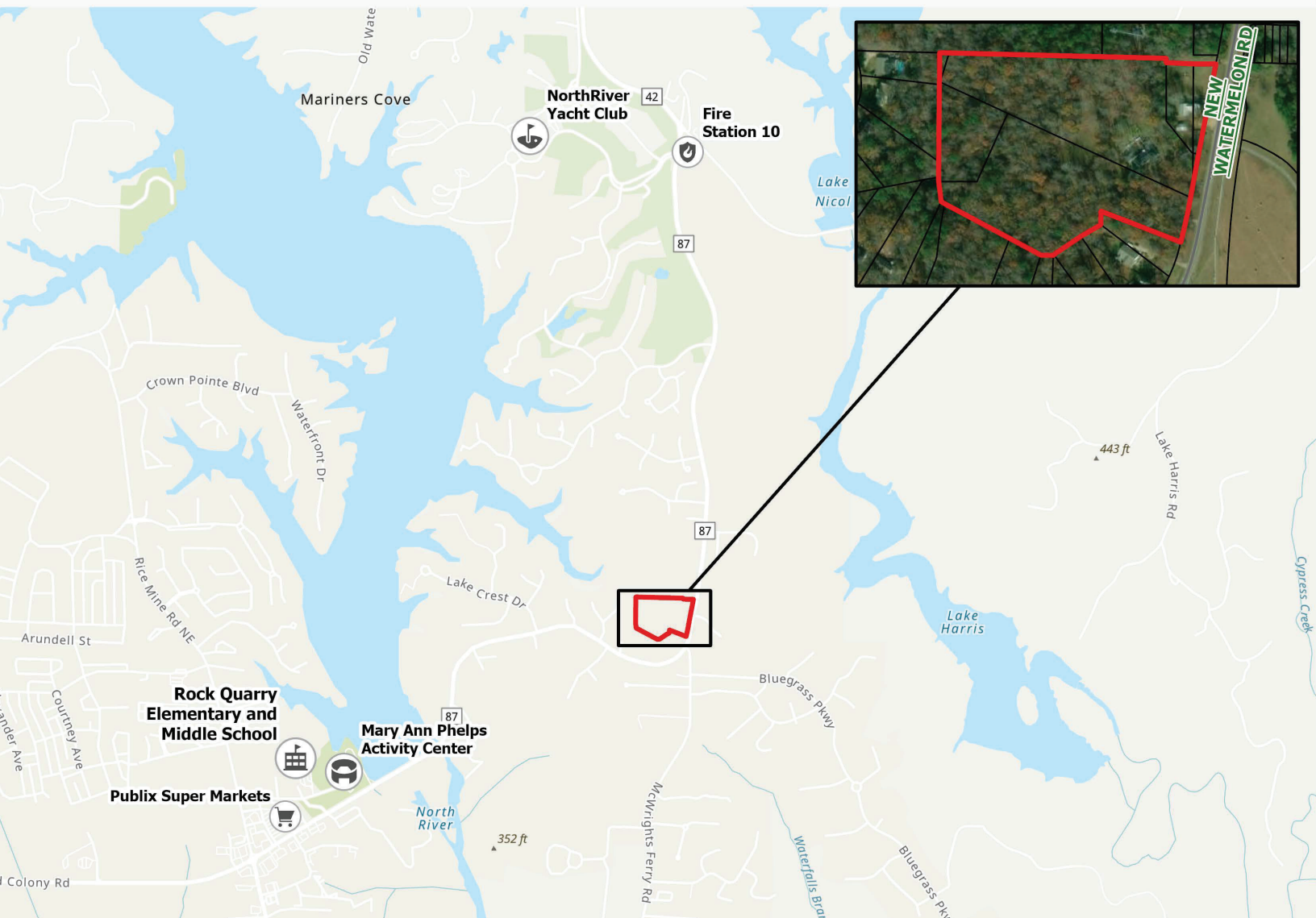
1 inch = 200 feet  
0 100 200 300 400 Feet

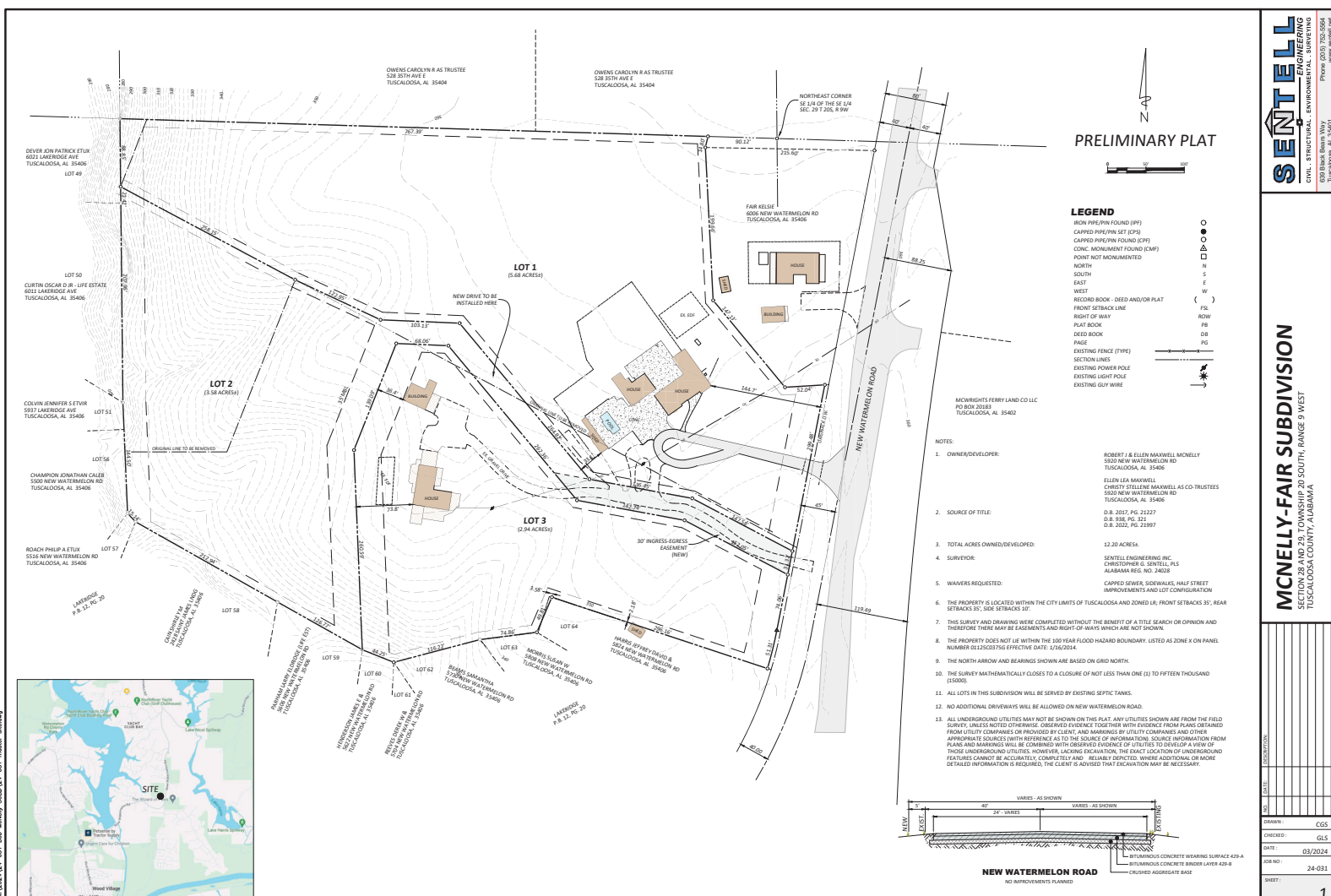




## 5900-6006 New Watermelon Road.

1 inch = 2,000 feet  
0 1,000 2,000 3,000 4,000 Feet









639 BLACK BEARS WAY  
TUSCALOOSA, AL 35401  
OFFICE (205) 752-5564  
FAX (205) 752-5569

May 10, 2024

Director of Planning  
City of Tuscaloosa  
Planning and Development Services  
2201 University Blvd,  
Tuscaloosa, Alabama 35401

Re: Variance Request for McNelly-Fair Subdivision

Dear Sir/Madam:

We are requesting on behalf of McNelly-Fair Subdivision the following variances:

- **Capped Sewer:**  
The lots are currently served by septic tanks and there are no plans for new construction that would alter the current configuration. \*See attached for sewer cost and feasibility study.
- **Lot Configuration:**  
The proposed lots are being adjusted to create an equitable family division. We are proposing to adjust them so there are no permanent structures encroaching.
- **Sidewalks:**  
There are currently no sidewalks along Watermelon Road. According to the available maps for the McWright's Ferry Road extension project, the City has not proposed any sidewalks along this portion of the project.
- **Half-Street Improvements:**  
The property is adjacent to the current McWright's ferry project. The project map shows road improvements are already scheduled for the portion that runs adjacent to the proposed subdivision.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

**SENTELL ENGINEERING INC.**

Christopher G. Sentell, PLS  
Vice-President