

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, November 17, 2025

1. CALL TO ORDER: 5:00 p.m.

Introduction of members and city staff

Verification of “no conflict of interest” and verification of “proper notification”

2. APPROVAL OF MINUTES

Chair: As the Planning and Zoning Commission has received a synopsis of the previous meeting, I move that we dispense with the reading of the minutes of the same unless there are any deletions, additions, or corrections.

3. CONSENT AGENDA

4. CASES REQUESTING TO WITHDRAW

5. CASES REQUESTING TO CONTINUE

6. UNFINISHED BUSINESS

Z-24-25: Longleaf Engineering petitions to rezone approximately 0.18 acres located 1125 19th Street from MR-1 to MR-2. (Council District 2) **CONTINUED FROM THE OCTOBER 2025 MEETING**

7. CASES TO BE HEARD

REZONING PETITIONS

Z-25-25: ABC Investment Inc. petitions to rezone approximately 0.2 acres located at 1515 12th Avenue from IL to GC. (Council District 2)

COMPANION CASES

- a. **S-95-25: The Row on 14th Townhomes, a Resurvey of Lot 4 of Resurvey Lots 471-474 Original Survey City of Tuscaloosa,** consisting of six lots on approximately 0.32 acres located at 2420-2424 14th Street in conjunction with SD-05-25. (Council District 4)

SD-05-25: Construction of six townhome units within a special district located at 2420-2424 14th Street in conjunction with S-95-25. (Zoned DP) (Council District 4)

PRELIMINARY PLATS

S-96-25: Resurvey of Part of Lot 1 & Lot 2 Block 352 Van De Graafs, consisting of one lot on approximately 0.1 acres located at 1714 T Y Rogers Junior Avenue. (Council District 1)

S-97-25: Resurvey Lots 83-85 Warrior Addition, consisting of one lot on approximately 0.2 acres located at 2131 5th Street East. (Council District 5)

S-98-25: Jack’s Family Restaurants Addition to Culver Road, consisting of one lot on approximately 2.2 acres located at 3605 Culver Road. (Council District 1)

S-99-25: Resurvey of Part of Lot 10 M.C. Fitts Farm, consisting of two lots on approximately 9.5 acres located at 7312 & 7352 Unity Road. (Not in City Limits)

OTHER BUSINESS

V-03-25: Vacating 0.24 acres of part of the right-of-way known as Jordan McGee Road abutting unplatted land located south of 3560 Jordan McGee Road. (Council District 6)

The Tuscaloosa Planning and Zoning Commission will consider zoning text amendments to multiple sections of the Zoning Ordinance.

The Tuscaloosa Planning and Zoning Commission will vote to approve the 2026 Meeting Dates and Deadlines.

8. ADJOURN