

# TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, December 15, 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

**S-110-25: Resurvey of Lots 13-15 Stillwater**, consisting of two lots on approximately one acre located at 1615-1645 Stillwater Circle. (Council District 3)

## 4. CASES REQUESTING TO WITHDRAW

## 5. CASES REQUESTING TO CONTINUE

**S-106-25: Cottage Hill, a Resurvey of Lot 58 Lake Hills North and unplatted land**, consisting of 14 lots, four satellite lots, and one private road on approximately 30 acres located at and around 15711-15735 Cottage Hill. (Not in City Limits)

## 6. UNFINISHED BUSINESS

## 7. CASES TO BE HEARD

### ANNEXATION PETITIONS

**AN-20-25:** Annexing approximately 0.6 acres located at 5300 McWrights Ferry Road.

**AN-21-25:** Annexing approximately 2.9 acres located at 10197 Watermelon Road.

### REZONING PETITIONS

**Z-30-25:** Seth Richardson petitions to rezone approximately one acre located at 820 21st Avenue East from NC to GC. (Council District 5)

### COMPANION CASES

- a. **Z-26-25:** Longleaf Engineering petitions to rezone approximately 60 acres located north of 5430 Chestnut Street and south of 5635 Overbrook Road from SFR-1 to SFR-3 in conjunction with S-100-25. (Council District 6)

**S-100-25: Woodland Forest Glen**, consisting of 108 lots and three open space lots on approximately 107.3 acres located north of 5430 Chestnut Street and south of 5635 Overbrook Road in conjunction with Z-26-25. (Council District 6)

- b. **Z-27-25:** Half Price, LLC petitions to rezone approximately 0.4 acres located at and around 2111-2115 8<sup>th</sup> Street and 802-808 Almon Avenue from D to DP in conjunction with S-101-25 and SD-06-25. (Council District 4)

**S-101-25: 21st Avenue Townhomes, a Resurvey of Part of Lot 287 Original City of Tuscaloosa, a Resurvey of Open Space Lot 8th & 21st Townhomes, and unplatted land,** consisting of three townhome lots and one open space lot on approximately 0.3 acres located at and around 808 Almon Avenue in conjunction with SD-06-25 & Z-27-25. (Council District 4)

**SD-06-25:** Construction of three townhome units within a special district located at and around 808 Almon Avenue in conjunction with S-101-25 & Z-27-25. (Zoned D) (Council District 4)

- c. **Z-28-25:** McWrights Ferry Land, LLC petitions to rezone approximately 0.33 acres located at 5921 New Watermelon Road from GC to MFR in conjunction with S-102-25 & Z-29-25. (Council District 3)

**Z-29-25:** McWrights Ferry Land, LLC petitions to rezone approximately 0.42 acres located at 5921 New Watermelon Road from MFR to GC in conjunction with S-102-25 & Z-28-25. (Council District 3)

**S-102-25: Rosewood Phase 1,** consisting of four lots on approximately 9.25 acres located at and around 5921 New Watermelon in conjunction with Z-28-25 & Z-29-25. (Council District 3 & Not in City Limits)

#### **PRELIMINARY PLATS**

**S-103-25: PE Interstate Properties Phase 5, a Resurvey of Lot 1 Resurvey Interstate Properties Section 2 and unplatted land,** consisting of seven lots on approximately 72.8 acres located south of 6730 Jaybird Road, east of 3009 Falcon Drive, north of 3430 Buttermilk Road, and west of Buttermilk Road. (Council District 6 & Not in City Limits)

**S-104-25: Martin Estates, Being a Resurvey of Lots 1R & 2R Martin Crossings,** consisting of 27 lots and 2 open space lots on approximately 38.2 acres located north of 85 Martin Road, west of 12860 Martin Spur Road, and east of 200 Martin Road. (Not in City Limits)

**S-105-25: Resurvey of Lot 16 & 17 Grandview Drive Subdivision,** consisting of one lot on approximately 1.69 acres located at and around 11963 Grandview Drive. (Not in City Limits)

**S-107-25: Resurvey of Lot 15 Block B M.E. Clark Subdivision No. 1,** consisting of two lots on approximately 0.46 acres located at 6835 Jenean Steet. (Not in City Limits)

**S-108-25: Hometown Addition to Alberta, a Resurvey of Part of Lot 21 Windsor Drive & unplatted land,** consisting of four lots on approximately 5.3 acres located at 3315-3325 University Boulevard East. (Council District 5)

**S-109-25: Resurvey of Lot 9 & 10 Cottages at Binion Creek,** consisting of one lot on approximately 2.8 acres located at 16282 & 16276 Holly Springs Road. (Not in City Limits)

#### **OTHER BUSINESS**

The Tuscaloosa Planning and Zoning Commission will vote to elect the 2026 Chair and Vice-Chair.

#### **8. ADJOURN**