

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, January 21, 2026

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-02-26: R.H. Pearson No. 2, Being a Resurvey of Lots 17 & 18 R.H. Pearson Subdivision No. 1, consisting of one lot on approximately 1.3 acres located at 6558 & 6526 Pearson Circle. (Not in City Limits)

S-03-26: The Druid Condominiums, consisting of 22 condominium units and three common space lots on approximately 0.4 acres located at 219 Greensboro Avenue. (Council District 1)

4. CASES REQUESTING TO WITHDRAW

Z-27-25: Half Price, LLC petitions to rezone approximately 0.4 acres located at and around 2111-2115 8th Street and 802-808 Almon Avenue from D to DP in conjunction with S-101-25 and SD-06-25. (Council District 4) **CONTINUED FROM THE DECEMBER 2025 MEETING**

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 unplatte 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) **CONTINUED FROM THE DECEMBER 2025 MEETING**

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) **CONTINUED FROM THE DECEMBER 2025 MEETING**

5. CASES REQUESTING TO CONTINUE

S-106-25: Cottage Hill, a Resurvey of Lot 58 Lake Hills North and unplatte 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) **CONTINUED TO THE FEBRUARY 2026 MEETING**

6. UNFINISHED BUSINESS

7. CASES TO BE HEARD

REZONING PETITIONS

Z-01-26: The City of Tuscaloosa petitions to rezone approximately 11 acres located at 914-920 14th Ave East, and 2-37 Beverly Heights from SFR-4 to SFR-1. (Council District 5)

COMPANION CASES

- a. **AN-01-26:** Annexing approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane in conjunction with GPD-01-26 & PS-01-26.

GPD-01-26 Brixton: Chloe Kelly petitions to rezone approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane from SFR-1 to GPD as a General Planned Development consisting of 144 single-family lots and seven open space lots in conjunction with PS-01-26 & AN-01-26. (Not in City Limits)

PS-01-26: Brixton, consisting of 144 single-family lots and seven open space lots on approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane in conjunction with GPD-01-26 & AN-01-26. (Not in City Limits)

PRELIMINARY PLATS

S-01-26: Resurvey of Lots 43A & 44A of The Resurvey of Lots 43-47 Edgewater Phase 1A, a reconfiguration of two lots on approximately 6.8 acres located at 11949 & 11933 Highpoint Circle. (Not in City Limits)

S-04-26: Resurvey Lot 1 Nutters Run, consisting of three lots on approximately 7.4 acres located at 17719 Highway 43 North. (Not in City Limits)

S-05-26: Baker's Court, consisting of two lots on approximately 0.7 acres located at 1104 16th Avenue. (Council District 4)

OTHER BUSINESS

V-01-26: Vacating 0.02 acres of part of the right-of-way known as 14th Street abutting Lot 4 of the F.B. Clements Resurvey. (Council District 4)

8. ADJOURN