

Request for Waiver of Rule 13 (PZC)

No petition which has been denied by the Planning and Zoning Commission or City Council or not favorably recommended by the Planning and Zoning Commission shall again be placed on the agenda for consideration by the Commission within a period of six (6) months from the date of the prior decision, except upon the majority vote of the Commission.

A petitioner may request that a case be placed on the agenda prior to the six month bar using the following steps:

A. Prior to the publication of the legal notice, a petitioner must complete and submit this application.

B. The petitioner shall be responsible for producing any supplemental documentation to be included with their appeal and shall be responsible for presenting their appeal to the Commission. These items can be uploaded at the bottom of this application.

C. The Planning and Zoning Commission will hear the request and shall have the sole discretion to grant or deny such request via majority vote.

D. If the Commission votes favorably to waive the bar against reconsideration within six (6) months, the petitioner shall submit a new application and pay any/all associated fees. If circumstances arise wherein the appeal is granted by the Commission and the deadline has passed for the next Planning and Zoning Commission meeting, the petitioner shall be allowed to submit their application by 5:00 p.m. on the next business day following the approval of the appeal.

Applicant Information:

Applicant Name:

Beeker Property Group

Property Information:

Site Address:

Martin Road, Northport, Alabama 35473

Parcel ID:

63.20.07.26.2.001.001.009 & 63.20.07.26.2.001.001.000

Original PZC Case Number

S-104-25

Original PZC Case Outcome:

The original PZC case was denied by the Commission for concerns over the shared access drive and traffic.

Supplemental Information:

Explain in detail the modifications in the design or plan that addresses the reason(s) for the adverse decision by the Commission or that justifies the appeal.

Untitled

Please see attached.



East of 200 Martin Rd

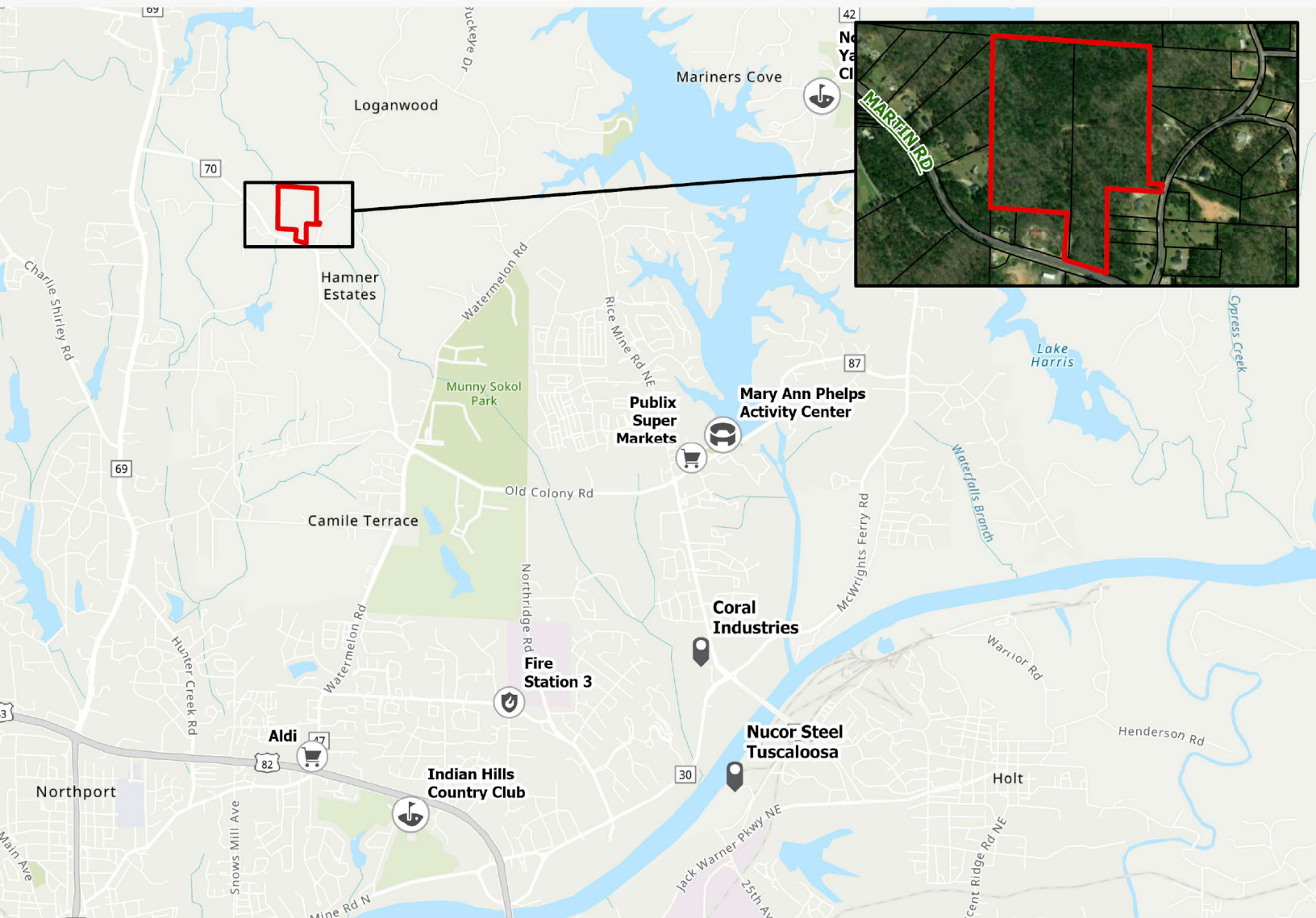
1 inch = 333 feet
0 175 350 525 700 Feet





East of 200 Martin Rd

1 inch = 3,750 feet
0 0.35 0.7 1.05 1.4 Miles



Ms. Leota Coyne
Office of Urban Development
City of Tuscaloosa
lcoyne@tuscaloosa.com

January 20, 2026

RE: **Martin Estates**
Tuscaloosa County, Alabama

Dear Ms. Coyne:

Following the December 15, 2025 Planning Commission meeting, we have made the requested plan changes and due diligence items in response to the Commission's concerns. With these changes, we request a waiver of Rule 13 to allow re-submittal for the March 2026 Planning Commission hearing. Below is a summary of the changes included with this submittal.

1. **Shared Access Drive** – The shared access drive has been eliminated entirely. The Southwest corner of the site has been reduced to two +/- 3 acre estate lots with individual driveways.
2. **Traffic Study** – Skipper Consulting Inc. has been engaged to analyze the existing traffic along Martin Road and the impact this development will have. Included with this submittal is a memorandum with the traffic volumes this development will produce. Skipper is in the process of preparing a Traffic Study to be submitted with our subsequent application pending the waiver of Rule 13 approval.
3. **Impact to Adjacent Properties** – The rear setback along the East and West property lines has been increased to 70', from the required minimum of 35'. The increased setback and topography change will create additional privacy for both the neighbors and the proposed development.

If additional information is required, please advise.

Sincerely,

Duncan Coker Associates, P.C.



Robert W. Martin, PE

Attachments: Revised Preliminary Plat (with and without contours)
Traffic Trip Generation Memorandum

