

PLANNING COMMISSION STAFF REPORT

February 16, 2026

SD-01-26

GENERAL INFORMATION

Property Owner () Petitioner (x)

Charles Spurlin; Scott Burnett

Location and Existing Zoning

611-621 Greensboro Avenue (Zoned D)

Size and Existing Land Use

Approximately 0.21 acres total; Commercial

Nature of Project

Exterior renovation of two existing buildings.

Description of Proposed Work

The applicant proposes renovate two buildings. The building located at 611-617 Greensboro Avenue will be converted to three ground floor commercial units with mezzanines and six residential lofts on the second level. The building is approximately 23,100 sq ft.

Metal Balconies & columns will be added to the exterior of the building on the front and rear. The proposed primary building materials for the townhomes are brick, aluminum clad wood windows & painted trim.

On the 7th Street elevation of the building located at 621 Greensboro Avenue, a metal roll up service door will be installed to serve as the dumpster enclosure for the development.

See project narrative, site plan, and elevations for further details.

Staff Comments

Overall, the development proposal meets the intent of the Downtown (D) standards and guidelines in accordance with Sec. 25-78. The Architectural Review Committee (ARC) voted to recommend this project for approval by the Planning and Zoning Commission per Sec. 25-40.d.



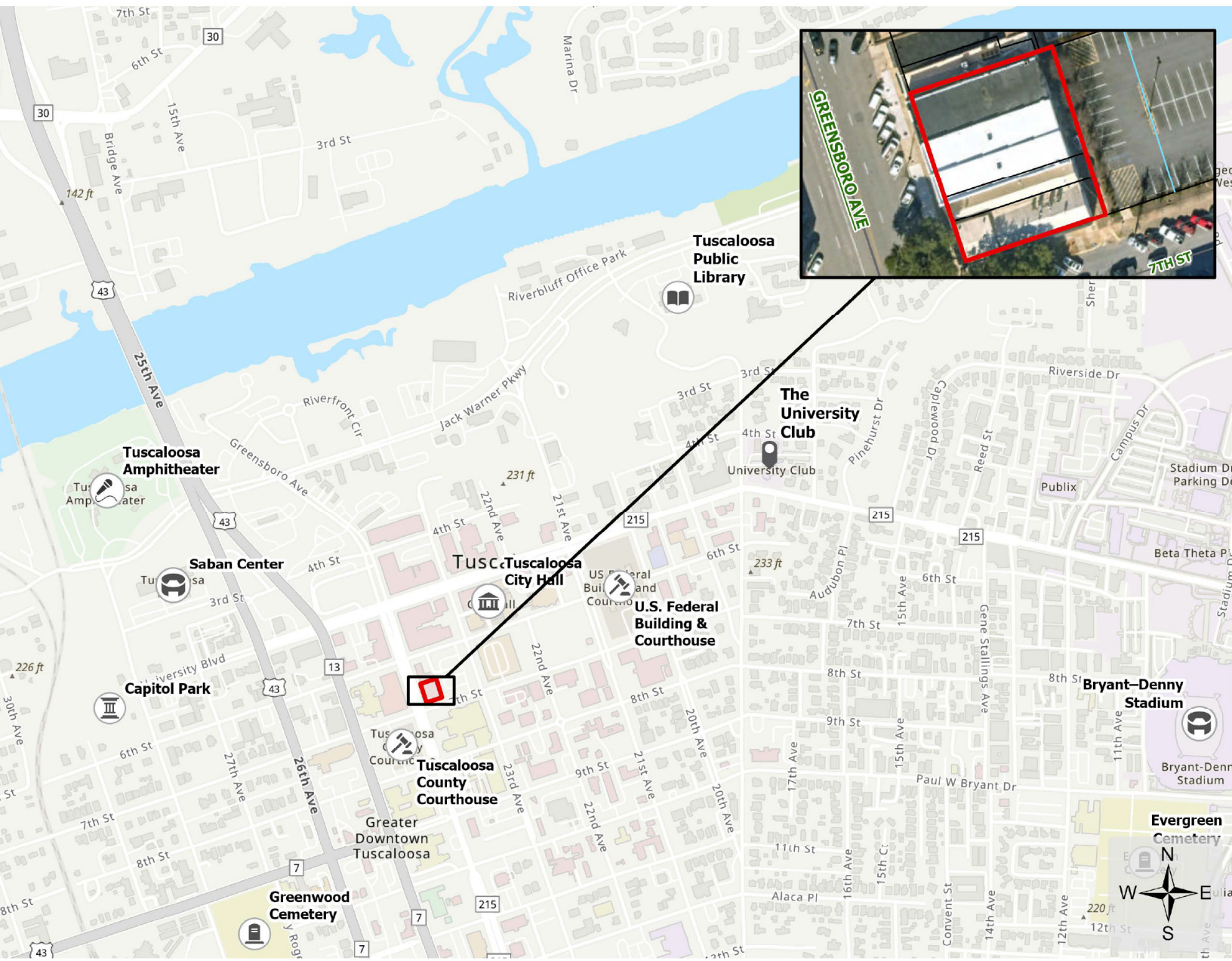
GARY FATTS ST

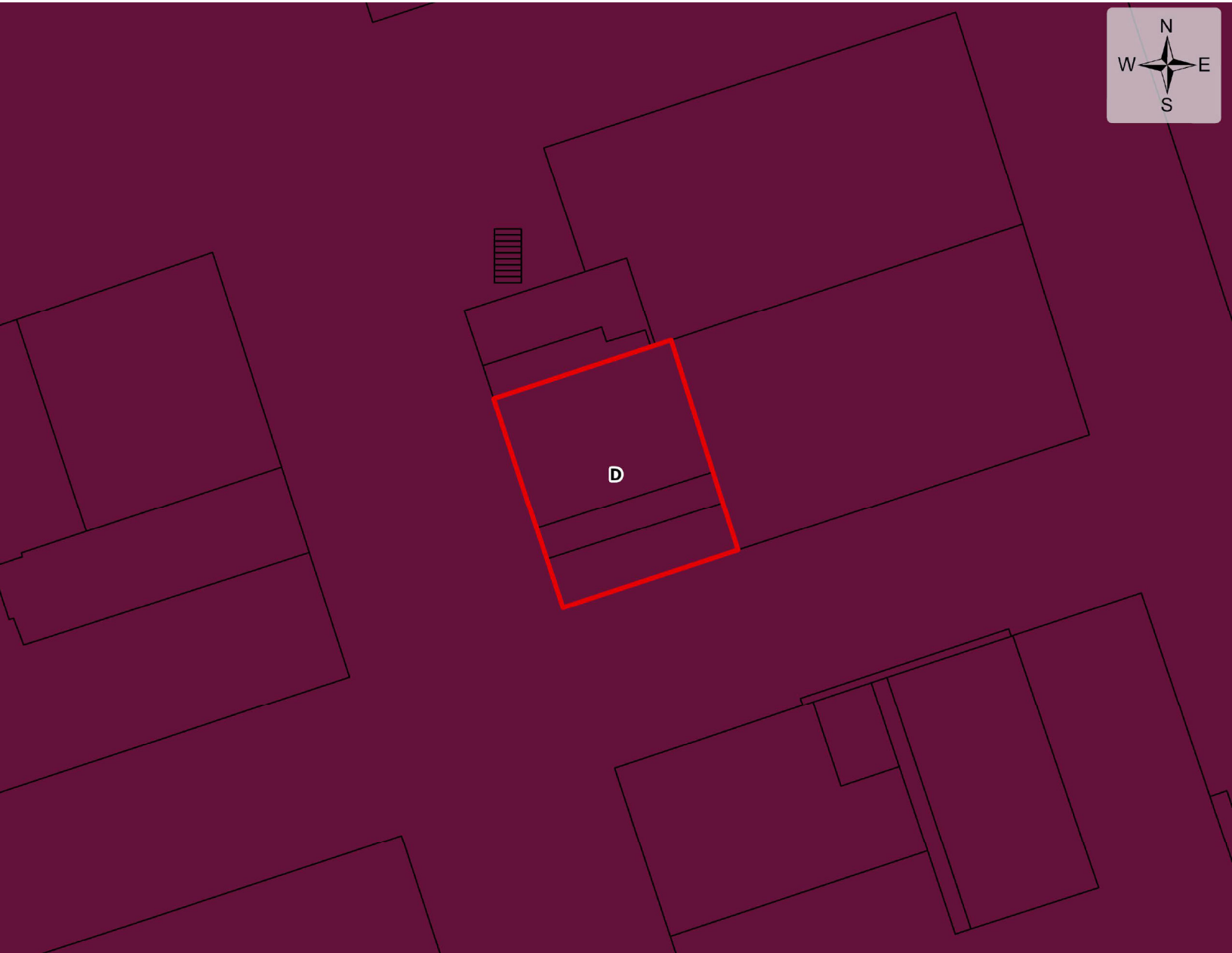
GREENSBORO AVE

7TH ST

23RD AVE







Special District Development Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

1/12/2026

Property Information:

Site Address:

611-615 Greensboro Ave, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 05 22 1 110 012.000

Total Acres:

0.21

Number of Existing Lots:

1

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Current Zoning:

Downtown (D)

Current Land Use:

Vacant

Proposed Land Use:

Mixed-use

Detailed Description of the Proposed Request:

Adaptive reuse of an existing masonry commercial building in order to create 3 ground-floor commercial tenant spaces and 6 residential loft units on the upper levels.

Applicant Information:

Applicant Name:

Scott Burnett

Property Owner Information:

Owner 1

Property Owner Name:

Charles Spurlin



CCR ARCHITECTURE & INTERIORS

January 16, 2026

City of Tuscaloosa
Office of Urban Development
P.O. Box 2089
Tuscaloosa, AL 35401

RE: Greensboro Ave Lofts – Adaptive Reuse and Mixed-Use Renovation
611–615 Greensboro Avenue, Tuscaloosa, Alabama

Project parameters are as follows:

Adaptive reuse of an existing masonry commercial building in order to create:

- Three (3) ground-floor **commercial** tenant spaces
- Including interior mezzanine
- Six (6) **residential** loft units on the upper level

New windows, doors, balconies, interior stairs, and life-safety improvements throughout.
Total building area approximately 23,100 square feet.

The following is a listing of building design standards addressed in the City of Tuscaloosa Zoning Ordinance for the Downtown District (D), referenced in Section 25-78, Section 2.i.

2. Building Design Standards

i. Building Materials Allowed

Primary Materials – The existing building is constructed of glazed white masonry brick along Greensboro Avenue and traditional red brick on the rear elevation. These existing masonry materials will remain and be preserved. New storefront glazing, residential windows, and exterior doors will be installed in the existing masonry openings or carefully introduced into the façade in a manner consistent with the original building fabric and historic character.

Accent Materials – New accent materials are limited to metal window trim, storefront framing, balcony railings, and new columns at balconies. These materials will comprise less than 25 percent of any façade and will be used solely to articulate new openings and exterior balcony and gallery spaces.

Balconies – New exterior residential balconies and gallery elements will be inserted into the existing building envelope. These balconies will be constructed of steel railings with metal soffit panels and will be structurally integrated into the existing masonry building, creating outdoor living space without altering the historic massing.

Alternative Materials – No alternative wall materials are proposed. All primary building surfaces remain masonry.

Parking Structure Screen Materials – No parking is located within the building. Parking is located to the rear and screened from public streets by the building mass and landscaping.

ii. Fenestration

The Greensboro Avenue façade will retain a transparent, pedestrian-oriented storefront condition. New glazing and door openings at the ground level ensure compliance with Downtown District transparency requirements. Upper-story residential windows and balcony doors are proportioned and spaced to reinforce the rhythm of the historic street facade.

iii. Building Massing and Scale

The existing two-story mass and zero-lot-line street wall along Greensboro Avenue are preserved. New balconies and galleries will introduce depth and visual interest while reducing perceived mass to the front and rear facades.

iv. Building Entrances

Each commercial tenant has a clearly defined entrance from Greensboro Avenue. Residential units are accessed from the front and rear via new internal stairs and corridors, providing separation between commercial and residential uses while maintaining clear wayfinding.

Additional Items not included in Section 25-78:2

Dumpster Enclosure – All refuse and service functions will be housed in the existing adjacent building at 621 Greensboro Avenue, which is being converted into a fully enclosed service annex. Materials will match the surrounding development. No dumpsters will be visible from public streets or pedestrian areas.

Submitted sincerely,



T. Scott Burnett, AIA
Vice President
scott@ccrarchitecture.com
205-278-9303

611 - 615 GREENSBORO AVENUE
TUSCALOOSA, AL 35401

OWNER
SPURLIN PROPERTIES
1911 6TH STREET
TUSCALOOSA, AL 35401
PROJECT CONTACT: CHARLES SPURLIN
PHONE: 205.331.3488

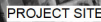
ARCHITECT
CCR ARCHITECTURE & INTERIORS
2020 1ST AVENUE SOUTH
BIRMINGHAM, AL 35203
PROJECT CONTACT: SCOTT BURNETT
EMAIL: SCOTT@CCRARCHITECTURE.COM

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|---|--|
| ARCHITECT CCR ARCHITECTURE & INTERIORS 2002 1ST AVENUE SOUTH BIRMINGHAM, AL 35233 PROJECT CONTACT: SCOTT BURNETT EMAIL: SCOTT@CCRARCHITECTURE.COM | CIVIL ENGINEER CABANISS ENGINEERING 800 LURLEEN S WALLACE BOULEVARD SOUTH TUSCALOOSA, AL 35401 PROJECT CONTACT: AL CABANISS, P.E. EMAIL: ACABANISS@CABANISSENG.COM |
|---|--|

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PROJECT CONTACT: LEE STEGALL
E-MAIL: LEE@RHSMTMPC.COM
MO. (205) 336-6440 FAX (205) 336-6441



1 VICINITY MAP
1/2" = 1'-0"

DESCRIPTION OF THE WORK:
THE PROJECT INVOLVES

ZONING:

CONSTRUCTION TYPE:

BUILDING ENVELOPE REQUIREMENTS:
ZONE:
WALLS:
ROOF:

APPLICABLE CODES:
2021 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE (TABLE 601.2) TYPE II-B
CONSTRUCTION CLASSIFICATION (TABLE 602) FIRE-RATING OF EXTERIOR WALLS
ALLOWABLE GROUP (CHAPTER 5)
AREA _____ SQ. FT.

ALLOWABLE HEIGHT (TABLE 504.3) _____ FT.
ALLOWABLE NUMBER OF STORIES (TABLE 504.4) _____
ALLOWABLE AREA (TABLE 504.5) _____ SQ. FT.

ALLOWABLE LOAD (TABLE 505.2) _____ PSF
OCCUPANCY BY GLP OR HGP (SEE TABLE 502)
_____/ OCCUPANCY = _____ OCCUPANCIES MAX.

EXCEPTIONS (NOTES, TABLES, AND CODES):
STAIRWAYS (1003.1.3) _____
ELEVATORS (1003.1.3) _____
CORRIDORS & LOBBIES (1003.1.3) _____
MINIMUM CLEAR HEIGHT OF A DOOR (SECTION 1010.1.1) 32"
MINIMUM NUMBER OF EXITS (SECTION 1006)

MAXIMUM TRAVEL DISTANCE (TABLE 1007.2) _____
MAXIMUM COMMON PATH (TABLE 1003.1) _____
MAXIMUM DEAD-END CORRIDOR (TABLE 1003.1) _____

[illegible]

| | |
|---------|-------------------|
| GENERAL | |
| 0000 | TRAIL PLAN |
| 0001 | TRAIL ELEVATION |
| 0002 | TRAIL PROFILE |
| 0003 | TRAILING SCHEDULE |
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GREENSBORO AVE LOFTS
611 - 615 GREENSBORO AVENUE
TUSCALOOSA, AL 35401

JOB NUMBER:
05000

DATE:
01/09/2026

| | |
|---------------------|------|
| PRINTED / REVISIONS | |
| * DESCRIPTION | DATE |

SHEET TITLE
TITLE SHEET

SHEET NUMBER:
G000



1 FRONT ELEVATION - Greensboro Ave
1/8" = 1'-0"



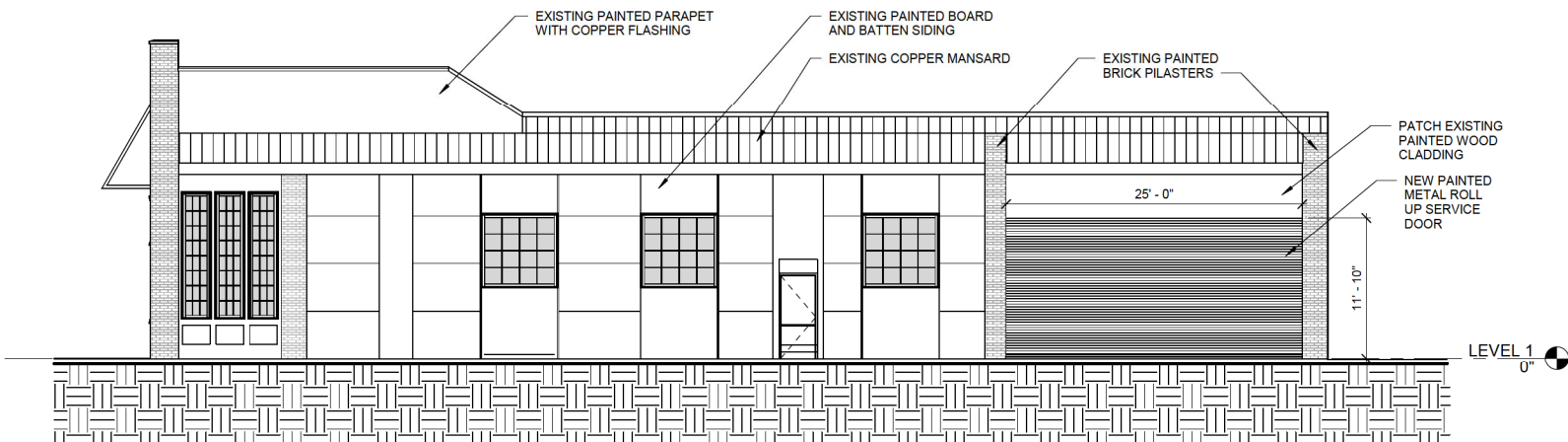
① REAR ELEVATION (ACCESS DRIVE) - EXPORT
1/8" = 1'-0"

GREENSBORO AVE LOFTS



01/16/2026

CCR ARCHITECTURE & INTERIORS



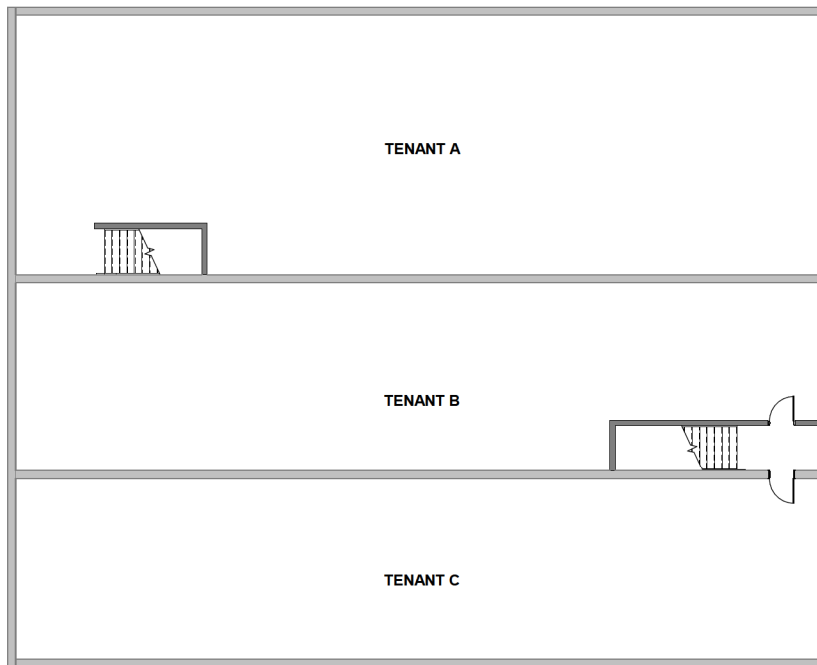
1 SIDE ELEVATION - 7th Street
1/8" = 1'-0"



CCR ARCHITECTURE & INTERIORS

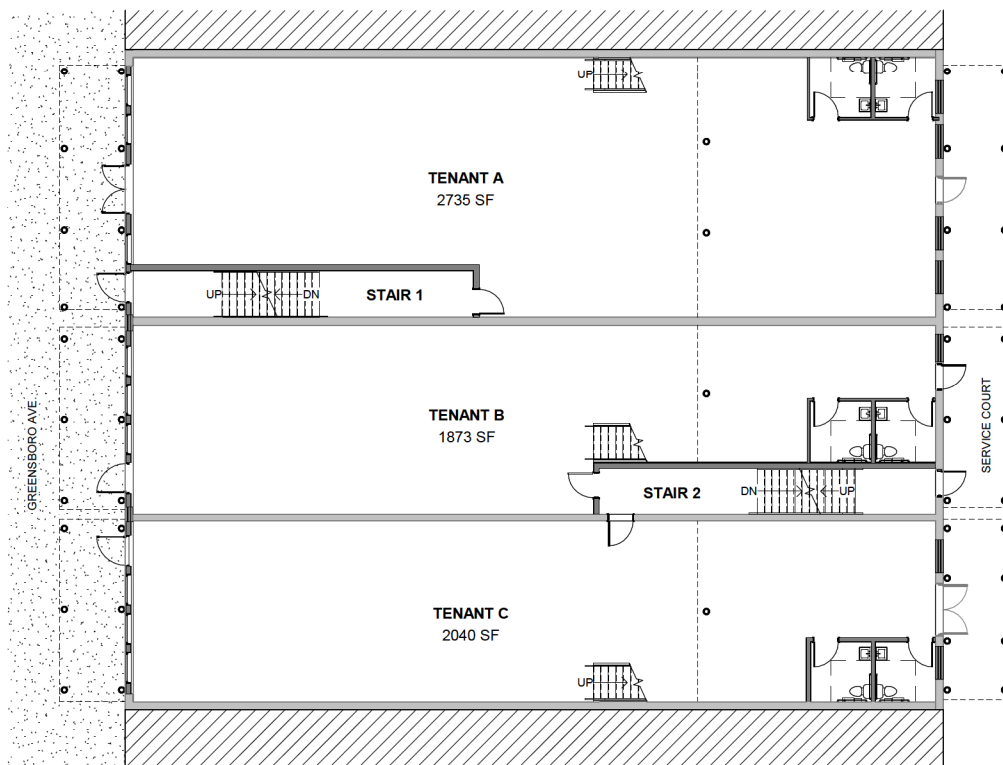


CCR ARCHITECTURE & INTERIORS



1 BASEMENT PLAN - EXPORT
3/32" = 1'-0"





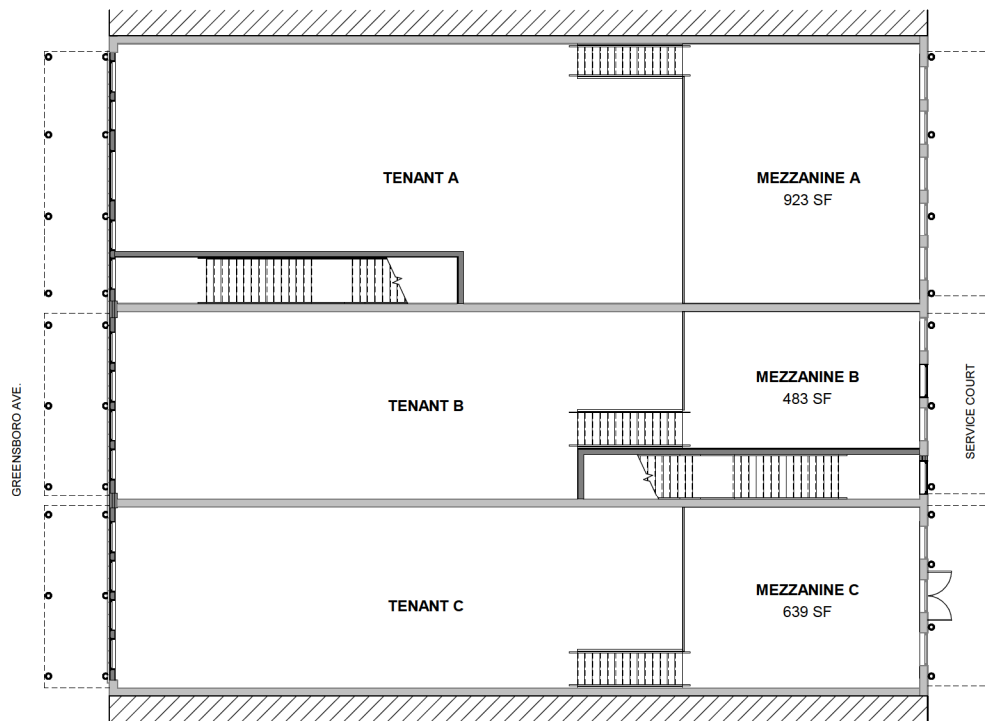
1 LEVEL 1 FLOOR PLAN - EXPORT
 3/32" = 1'-0"

GREENSBORO AVE LOFTS

01/16/2026

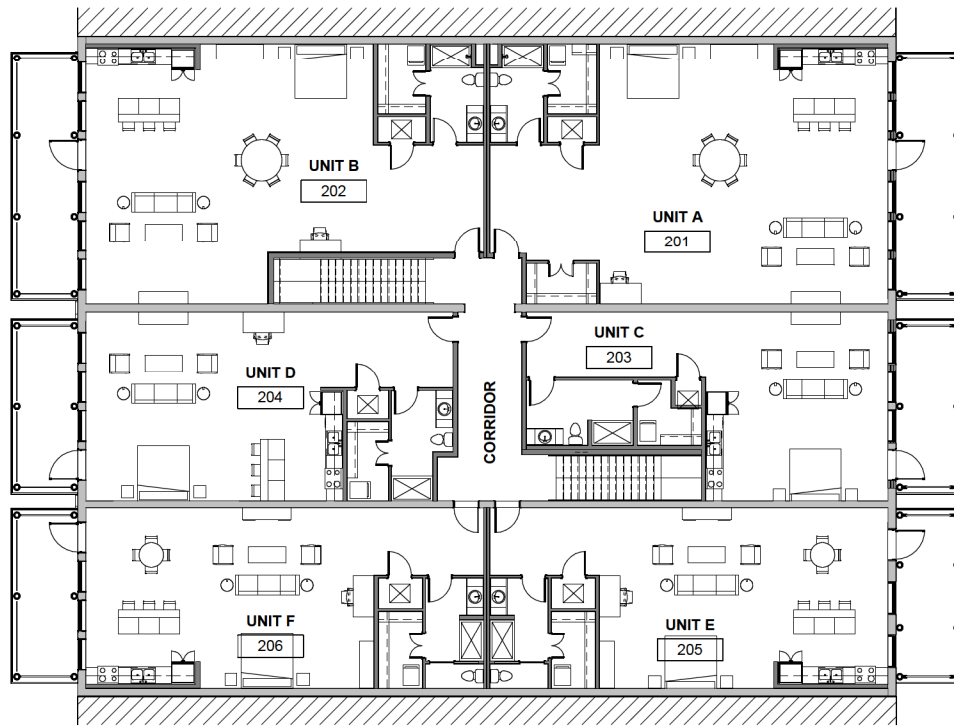


CCR ARCHITECTURE & INTERIORS



1 MEZZANINE FLOOR PLAN - EXPORT
3/32" = 1'-0"





1 LEVEL 2 FLOOR PLAN - EXPORT
 3/32" = 1'-0"

