

## **Code Update Process – Subdivision Regulations**

*Draft for 5/18/2026*

### **Meetings Generally**

Rather than hosting Special Called Planning and Zoning Commission meetings specific to the Subdivision Regulations, no more than 1 hour of each regularly scheduled meeting of the Planning and Zoning Commission will be dedicated to the Subdivision Regulation updates. All meetings will be held in the City Council chamber at 5pm.

As with all Framework-related processes, all Steering Committee members will note their role in the process (state they were a Steering Committee member at the podium/on record if providing public comment).

Planning and Zoning Commission members will be familiar with Framework as well as the 2025 Zoning Ordinance. They will refrain from arguing with public commenters and will listen, ask questions only if they don't understand and need further clarification, be respectful, and desire an expedited process.

A timer will be used and visible to all parties for public comment. We will recommend to the Commission that two-three minutes per speaker will be used for public comment, and only the PZC members can grant a specified time extension.

Staff will manage the flow of the meeting and meeting agenda for efficiency.

### **Stakeholder Groups**

To be accountable, stakeholder groups will be engaged continuously in this process. Because the Subdivision Regulations are highly technical and used by professional engineers and surveyors, a heavy emphasis will be placed on their group for participation, though all parties that were a part of the Zoning Ordinance update will receive updates. Not every group will be concerned with every section or topic.

Individuals will be able to participate in two ways: written comment online/emailed or in-person in Council Chambers.

Sections of the regulations will be put on the Planning and Zoning Commission website ([www.tuscaloosa.com/pzc](http://www.tuscaloosa.com/pzc)) for review prior to meetings.

### **Adoption**

The Planning and Zoning Commission is the final authority on the Tuscaloosa Subdivision Regulations.



---

The following timeline is proposed. Following the regular monthly meeting schedule of the Planning and Zoning Commission (PZC). There is one meeting type noted, along with City Hall closures and other dates of importance.

- **Regular PZC meetings (held on the 3<sup>rd</sup> Monday of each month, with exceptions for Holidays)**
- **City Hall closure**
- **Other Dates of Importance**

**May 18, 2026: Regular PZC meeting**

This meeting will cover:

- Kickoff
- Timeline
- Next Steps

**May 21, 2026: Last Day of School (TCS)**

**May 25, 2026: City Hall Closed (Memorial Day)**

**June 15, 2026: Regular PZC meeting**

This meeting will cover:

- General Provisions
- Definitions and Rules for Measurement
- Administration, Amendments, and Legal Considerations

**June 19, 2026: City Hall Closed (Juneteenth)**

**July 4, 2026: City Hall Closed (Independence Day)**

**July 20, 2026: Regular PZC meeting**

This meeting will cover:

- Subdivision Standards and Guidelines
- Condominium Subdivision

**August 10, 2026: First Day of School (TCS)**

**August 17, 2026: Regular PZC meeting**

This meeting will cover:

- Permitting, Construction and Inspection of Improvements
- Final Plats
- Appendices

**September 7, 2026: City Hall Closed (Labor Day)**

**September 21, 2026: Regular PZC meeting**

This meeting will cover:

- Review of Full Subdivision Regulations
- Public Hearing

**October 12-13, 2026: TCS Holiday**

**October 19, 2026: Regular PZC meeting**

This meeting will cover:

- Final Public Hearing
- Adoption

**November 11, 2026: City Hall Closed (Veteran's Day)**

**November 16, 2026: Regular PZC meeting**

This meeting will cover:

- HOLD if needed

**November 23-27, 2026: TCS Fall/Thanksgiving Break**

**November 26-27, 2026: City Hall Closed (Thanksgiving)**

**December 21, 2026: Regular PZC meeting**

This meeting will cover:

- HOLD if needed