

PLANNING COMMISSION STAFF REPORT

June 15, 2026

Z-15-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Carter Cooper; Corey Shoop

Requested Action and Purpose

Rezone from SFR-1 to HC. Parcel is requesting, "Rezoning from SFR-1 to Highway Commercial for newly subdivided and annexed parcels to allow for new commercial development along Hwy 69 and Patriot Parkway."

**An annexation and subdivision petition are in conjunction with this rezoning. Default zoning if annexed is SFR-1.*

Location and Existing Zoning

704 Patriot Parkway – Outside City Limits

Size and Existing Land Use

5.8 acres total; Vacant

Surrounding Land Use and Zoning

North – Residential/Commercial/Vacant, Not in City limits

East – Commercial/Vacant, Not in City limits

South – Residential/Commercial/Vacant, Zoned HC & Not in City limits

West – Commercial, Zoned HC

Applicable Regulations

Sec. 25-86. – Purpose.

The purpose of the Highway Commercial (HC) District is to provide lands for commercial uses serving the needs of people traveling on major roadways and for other auto-oriented, community or region-serving commercial development located along major roadway corridors.

See end of report for details of permitted uses in the HC zone.

Transportation

Highway 69 South, a Principal Arterial

Patriot Parkway, a Major Collector

Physical Characteristics

5.8 acres to be rezoned. The property currently vacant, with a mix of uses to the north, east, and south and commercial to the west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Corridor Commercial (CC) (p. 22).

CC areas include “Commercial development which includes a wide range of retail, offices, and services in a generally car-oriented pattern. This type of development tends to serve the larger community, is typically located along major corridors or intersections, and may include regional destinations, such as shopping malls and car dealerships.” (p. 29).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For CC, building blocks include (p. 29):

- Height range: 1-5 stories (generally up to 60 feet).
- Building form: Predominantly single story, but commercial buildings may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: Varies.
- Streets: Blocks are long and have fewer street connections than in the mixed use districts.
- Transportation: Primarily automobile, but site design should consider transportation alternatives.
- Parking: Surface lots.
- Open Space: Passive preserved land and landscaped setback areas, generally private.

Framework is organized into six broad theme chapters, reflecting the inter-relatedness of issues. Each chapter is supported by a goal and several objectives that serve to organize the 111 specific actions in

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the Plan. The Growing chapter provides guidance for the physical development, infrastructure improvement and stewardship of natural resources with the following Goal (p. 10):

Well-managed land and infrastructure that includes revitalization, strategic growth, and stewardship of the natural environment, creates an appealing community character, and promotes the city's long-term financial health.

The intent of the CC area outlined on pg. 29 is as follows:

- Accommodate a wide range of commercial uses.
- Concentrate future commercial development at major intersections.
- Encourage new buildings to be located near the primary street on at least one side or on an internal street, with parking areas consolidated between buildings in a configuration that can be shared by multiple tenants or uses.
- Apply zoning districts that are appropriate for a site's context such as a highway corridor or a more urban corridor.
- Provide connection to surrounding pedestrian path networks and provide for safe pedestrian facilities within sites.
- Provide connectivity to surrounding

Notification was sent via USPS to property owners located within 500 feet of the subject property.

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Table V-1: Principal Use Table for Commercial Uses

P = Permitted by right

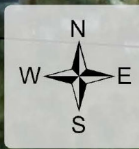
C = Conditional use permit required

S = Special exception use permit required

A = Allowed in PD district

blank cell = Prohibited use

Use Classification/ Use Category/ Use	RESIDENTIAL														INST		BUSINESS								INDUS.			PD		Use Specific Standards (Sec. 25-5.2.5. __)											
	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG		IH	GPD	RPD								
Hotel																			P	P	P	P	P	P	P		P					A	A	c.4.ii							
Recreational Vehicle (RV) Park																	S										S								c.4.iii						
Short-Term Rental	See use-specific standards for use permissions																																					A	A	c.4.iv	
Recreation and Entertainment																																									
Casino/Gambling Hall																																	C		C	c.5.i					
Marina				S																		P	P											A	A	c.5.ii					
Private Event Space	S																	P	P	P	P	P	P	S	P	S	P	S						A	A	c.5.iii					
Recreation, Indoor	P																	P	P	P	P	P	P	P	P	P	P	P	P	P					A	A					
Recreation, Outdoor	P																	P	P	S	S	S	S	P	P	S	S	S	S						A	A					
Theater or Auditorium																		P	P	P	P	P	P	P	P	P		P	S						A	A					
Theater, Drive-in																												P								A					
Retail Sales and Services																																									
Check Cashing																																				A		c.6.i			
Convenience Store																			P	P	P	P	P	P	P	P	P	P	P							A	A				
Financial Institution																			P	P	P	P	P	P	P	P	P	P	P							A	A				
Funeral Home																				S				P	S	P										A		c.6.ii			
Laundromat																		P						P	P	P	P									A					
Laundry and Dry-cleaning Retail Facility																			S	P	P				P	P	P	P								A		c.6.iii			
Liquor Store																			S	S		P	P	P	S	S	P									A	A	c.6.iv			
Personal Services																			P	P	P	P	P	P	P	P	P	P									A	A			
Pharmacy																		P	P	P	P	P	P	P	P	P	P	P									A	A			
Plant Nursery/Greenhouse																				P	P		S	P	P	S	P									A		c.6.v			
Retail Sales, Large																									P		P										A		c.6.vi		
Retail Sales, Medium																			P	P	P	P			P	P		P									A	A	c.6.vi		
Retail Sales, Small																			P	P	P	P	P	P	P	P	P	P		S							A	A	c.6.vi		
Self-Service Storage																									P		P		P	P								A		c.6.vii	
Sexually-oriented Business																										S		S	S	P									c.6.viii		
Tattoo Establishment																										P		P	S	S								A		c.6.ix	
Tobacco or Vape Shop																											P		P	S									A		c.6.x
Vehicle-Mounted or Tent-Sheltered Retail												S	S	S				P	P	S	S	S		S	S	S	S	S	S	S								A		c.6.xi	



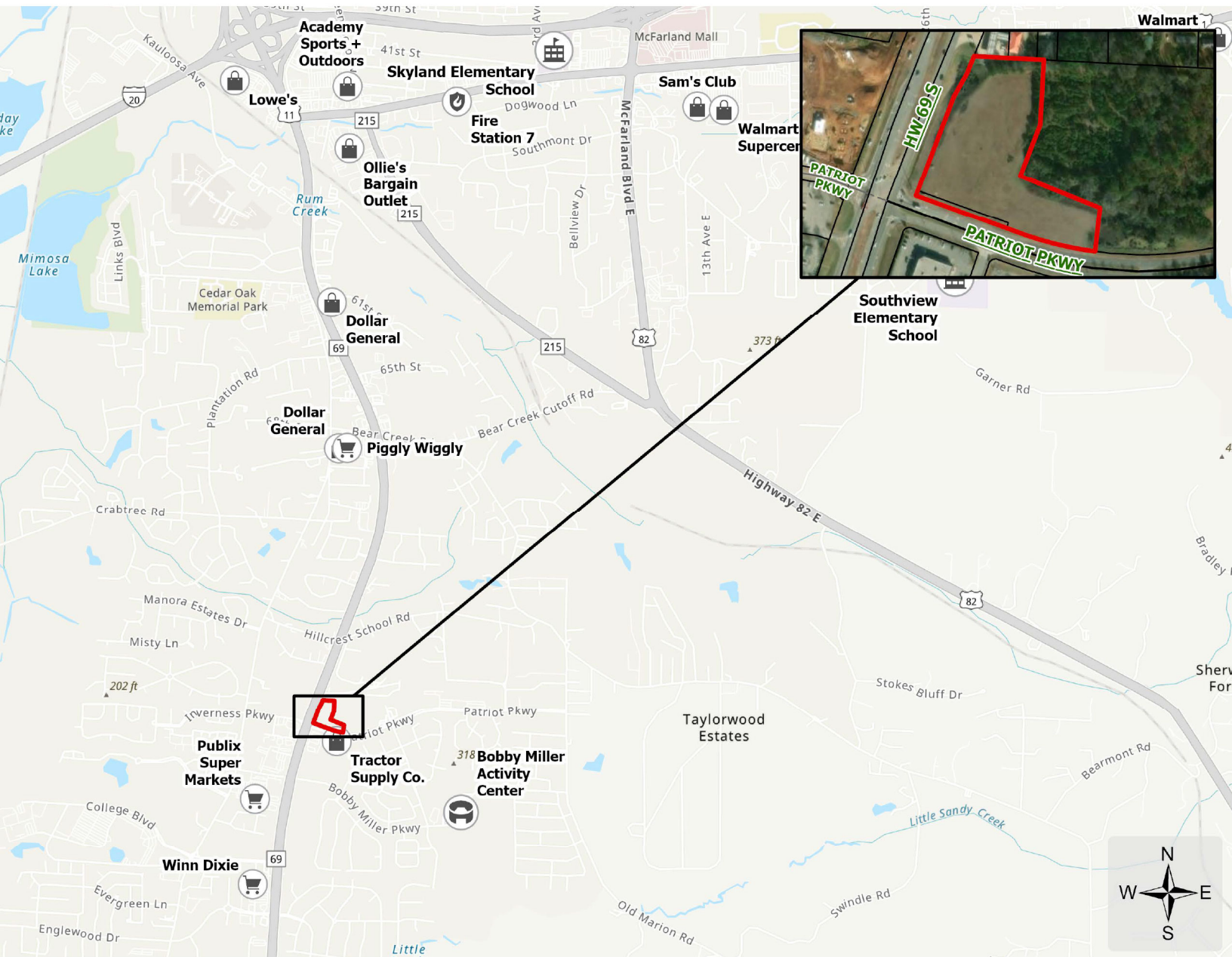
GARDEN HILL DR

HWY 69 S

PATRIOT PKWY

PATRIOT PKWY

MALLY ST



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

5/11/2026

Property Information:

Site Address:

Parcel ID:

63 36 06 14 0 006 021.000

Total Acres:

5.82

Number of Existing Lots:

5

Number of Proposed Lots:

5

Current Zoning:

Not in City Limits

Proposed Zoning:

Highway Commercial (HC)

Current Land Use:

Vacant

Proposed Land Use:

Commercial

Detailed Description of the Proposed Request, Including Reason for Rezoning:

Rezoning from SFR-1 to Highway Commercial for newly subdivided and annexed parcels to allow for new commercial development along Hwy 69 and Patriot Parkway

Applicant Information:

Applicant Name:

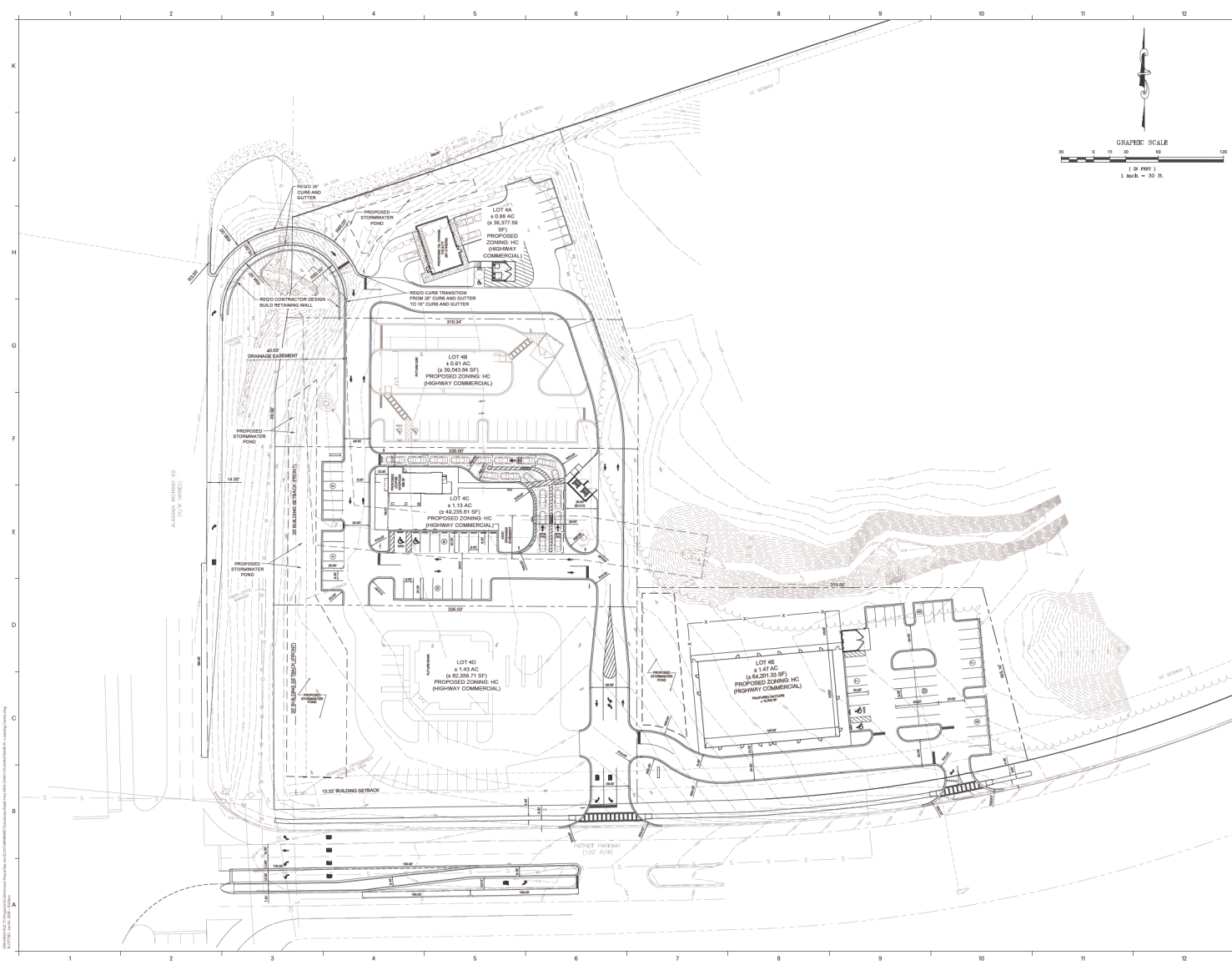
Corey Shoop

Property Owner Information

Owner 1

Property Owner Name:

Carter Cooper



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 gmcantenn.com

ISSUE	DATE
CONCEPT/PLACED/REVISION	10/12/2011

TUSCALOOSA RETAIL
 TUSCALOOSA, ALABAMA
 GMC PROJECT # CBHMZ5XXX

CONCEPTUAL
 SITE LAYOUT
 C-101
 SCALE: 1" = 30'