

LEGAL NOTICE
TUSCALOOSA PLANNING AND ZONING COMMISSION
JULY 20, 2026

The Tuscaloosa Planning and Zoning Commission will hold a public hearing in the Council Chamber of City Hall at 5:00 p.m., on Monday, the 20th day of July 2026. You are welcome to attend the meeting in person and speak during the public hearing by joining us in the Council Chambers at City Hall. We recommend arriving on time for the meeting, as agendas move at an unpredictable pace. Access to the public hearing will end by 7:00 p.m. if the meeting has not concluded prior to then. Parking is available in the parking deck located at 2230 7th Street, at the corner of 23rd Avenue and 7th Street. Enter City Hall through the entrance at the top level of the parking deck. If you require special accommodations or auxiliary aids to participate in the hearing due to a disability, please contact the Office of Urban Development, Planning Division at 205-248-5100 at least 48 hours in advance.

REZONINGS

GPD-03-26: Jake Williams petitions to rezone approximately 221 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East from SFR-1 to GPD as a General Planned Development consisting of 640 single-family lots, 203 townhome lots, two commercial lots, and 39 open space lots in conjunction with AN-06-26 & PS-03-26. (Not in City Limits) **CONTINUED FROM THE JUNE 2026 MEETING**

Z-14-26: Longleaf Engineering petitions to rezone approximately 4.6 acres located at 3311 & 3327 Hargrove Road East and 3728 34th Avenue East from SFR-1 to SFR-4 in conjunction with S-32-26. (Council District 6) **CONTINUED FROM THE JUNE 2026 MEETING**

Z-16-26: Mike Hicks petitions to rezone approximately 0.8 acres located at and around 916 22nd Avenue East from GC to MR-2 in conjunction with S-47-26. (Council District 5) **CONTINUED FROM THE JUNE 2026 MEETING**

PRELIMINARY SUBDIVISION PLATS

PS-03-26: Markwood Preserve (Phase 1), consisting of 137 single-family lots, 72 townhome lots, one commercial lot, eleven open space lots, and six common area lots on approximately 63.8 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East in conjunction with AN-06-26 & GPD-03-26. (Not in City Limits) **CONTINUED FROM THE JUNE 2026 MEETING**

S-32-26: Hargrove Heights Townhomes, a Resurvey of Lot 1 of Bobbye Hagler Subdivision & unplatted land, consisting of 24 townhome lots and three open space lots on approximately 2.3 acres located at 3311 & 3327 Hargrove Road East in conjunction with Z-14-26. (Council District 6) **CONTINUED FROM THE JUNE 2026 MEETING**

S-41-26: Lake Estates, consisting of seven lots on approximately 4 acres located at 2501 Stokes Bluff Drive. (Not in City Limits) **CONTINUED FROM THE JUNE 2026 MEETING; WITHDRAWN**

S-47-26: Parkside Flats, a Resurvey of Lots 13, 14, & 15 Block B W.E. Bowers Subdivision & Part of Lot 5 Block 2 W.E. Bowers Addition to Elberta City, consisting of one lot on approximately 0.8 acres located at and around 916 22nd Avenue East in conjunction with Z-16-26. (Council District 5) **CONTINUED FROM THE JUNE 2026 MEETING**

S-51-26: Factory Addition No. 4, a Resurvey of Factory Addition No. 3 & unplatted land, consisting of one lot on approximately 0.8 acres located at and around 2851 Southside Drive. (Council District 2)

S-52-26: Piney Grove Estates, consisting of two lots on approximately 5.4 acres located north of 12133 Sellers Lane. (Not in City Limits)

S-53-26: Lake Tuscaloosa Spillway Subdivision, consisting of four lots on approximately 106 acres located southwest of

the Lake Crest subdivision on New Watermelon Road. (Council District 3)

S-54-26: A Resurvey of The Legacy Condominiums, a Resurvey of Units 369, 4, 5, 6, 7, 14, 15, 33 & 34 The Legacy Condominiums, consisting of five condominium units on approximately 0.9 acres located at 1212-1216 12th Street. (Council District 4)

S-55-26: Bryant at 15th Resurvey, a Resurvey of Bryant at 15th, consisting of seven townhome lots, three condominium units, four common space lots, and nine limited common space lots on 0.7 acres located at 1432-1438 Paul W Bryant Drive. (Council District 4)

S-56-26: 1115 & 1119 8th Avenue, a Resurvey of Part of Lots 9 & 10 Block 75 T C I L Subdivision, consisting of one lot on approximately 0.2 acres located at 1115 & 1119 8th Avenue. (Council District 4)

S-57-26: Resurvey of Lots 1 & 11 Block A Country Club Hills, a reconfiguration of two lots on approximately 0.6 acres located at 1-A Country Club Hills & 11-A Country Club Hills. (Council District 1)

S-58-26: 1300 Greenwood Circle, consisting of two lots on approximately 1.5 acres located at 1300 & 1720 Greenwood Circle. (Not in City Limits)

S-59-26: Lake Island Subdivision, consisting of two lots on approximately 10.4 acres located south of 14578 Lake Island Road. (Not in City Limits)

S-60-26: A Resurvey of the Common Area lot of Palmer Place & a Resurvey of Lot 2 Resurvey of Lots 334-339 Original City of Tuscaloosa, a reconfiguration of two lots on approximately four acres located at and around 912 29th Avenue. (Council District 1)

S-61-26: Resurvey of Lots 1 & 2 Bloom Division Plat No. 1, consisting of one lot on approximately 9.1 acres located at and around 10270 Shore Lake Drive. (Not in City Limits)

S-62-26: Daffron Road Division Plat No. 1, consisting of two lots on approximately 23 acres located at 12984 Daffron Road. (Not in City Limits)

OTHER BUSINESS

AN-06-26: Annexing approximately 221 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East in conjunction with GPD-03-26 and PS-03-26. **CONTINUED FROM THE JUNE 2026 MEETING**

The Tuscaloosa Planning and Zoning Commission will review Subdivision Regulation Updates covering:

- Subdivision Standards and Guidelines
- Condominium Subdivision

All current case files can be found at www.tuscaloosa.com/pzc approximately one week before the meeting. **The deadline for submission of materials for the August 17, 2026 meeting of the Tuscaloosa Planning and Zoning Commission is 12:00 p.m. on July 17, 2026.**

Tuscaloosa Planning and Zoning Commission

Zach Ponds, Secretary