

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, September 21, 2026

1. CALL TO ORDER: 5:00 P.M.

Introduction of members and city staff

Verification of “no conflict of interest” and verification of “proper notification”

2. APPROVAL OF MINUTES

Chair: As the Planning and Zoning Commission has received minutes of the previous meeting, I move that we dispense with the reading of the minutes of the same unless there are any deletions, additions, or corrections.

3. CONSENT AGENDA

4. CASES REQUESTING TO WITHDRAW

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) **CONTINUED FROM THE AUGUST 2026 MEETING**

5. CASES REQUESTING TO CONTINUE

SPECIAL DISTRICTS

SD-05-26: Construction of a two-story commercial building within a special district located at 2002 University Boulevard. (Zoned D) (Council District 1)

PRELIMINARY PLATS

S-70-26: Springbrook Commons, a Resurvey of Lots 34-52, 57-58, & Part of Lots 53-56 Springbrook Subdivision, consisting of six lots on approximately 5.7 acres located at 34-36 & 38-58 Springbrook in conjunction with Z-26-26. (Council District 7)

S-71-26: Resurvey of Lots 7 & 8 Block 74 T C I L Subdivision, consisting of one lot on approximately 0.4 acres located at 621 & 623 11th Street and 1105 7th Avenue. (Council District 4)

S-72-26: Resurvey of Part of Lots 8, 9, 10, & 11 Block 1 University Place Subdivision, consisting of one lot on approximately 0.2 acres located at 500 16th Street. (Council District 2)

S-73-26: Pearson Circle, a Resurvey of Part of Lots 12, 13, 14, 15, 16 Block B and Part of Lot 18 Block D M.C. Fitts Farm Subdivision, consisting of eleven lots on approximately 19.3 acres located at and around 4226 Culver Road and 6319 Pearson Circle. (Not in City Limits)

S-74-26: Resurvey of Part of Lots 15 & 16 Dale Heights, consisting of one lot on approximately 0.1 acres located at 3007 4th Street East. (Council District 5)

S-75-26: Madison Place Condominiums, consisting of five condominium units and two common space lots on approximately 0.2 acres located at 2130 Maxie Thomas Way. (Council District 4)

S-76-26: Resurvey of Lots 75 & 76 Edgewater Phase 1A, consisting of one lot on approximately 2.7 acres located at and around 14841 Highpoint Cove. (Not in City Limits)

S-77-26: Resurvey of Lot 4 and Part of Lot 3 Mrs. A.S. Prince Place Subdivision, consisting of one lot on approximately 0.4 acres located at 1409 University Boulevard and 513 15th Avenue. (Council District 4)

S-78-26: Lankford Estate Subdivision, consisting of two lots on approximately 4.3 acres located at 4737 Holt Peterson Road. (Not in City Limits)

S-79-26: Resurvey of Lot 1-R Bowman-Young Subdivision No. 2, consisting of three lots on approximately 22.2 acres located east of 4651 Creekwood Drive and south of Wire Road. (Council District 5 & Not in City Limits)

COMPANION CASES

- a. **Z-22-26**: Northriver Country Club, LLC petitions to rezone approximately 5.2 acres located south of 2700 Yacht Club Way Northeast from OS/LR to LC in conjunction with Z-23-26, Z-24-26, Z-25-26, & S-69-26. (Council District 3)

Z-23-26: Northriver Country Club, LLC petitions to rezone approximately 9.2 acres located at and around 2500 Yacht Club Way Northeast from OS to LC in conjunction with Z-22-26, Z-24-26, Z-25-26, & S-69-26. (Council District 3)

Z-24-26: Northriver Country Club, LLC petitions to rezone approximately two acres located South of Barnacle Circle Northeast near 3000 Yacht Club Way Northeast from OS to MR-2 in conjunction with Z-22-26, Z-23-26, Z-25-26, & S-69-26. (Council District 3)

Z-25-26: Northriver Country Club, LLC petitions to rezone approximately 4.4 acres located west of New Watermelon Road and north of the Harbor Ridge at Northriver Subdivision from OS to LMF in conjunction with Z-22-26, Z-23-26, Z-24-26, & S-69-26. (Council District 3)

S-69-26: The Westerfield Club Subdivision, a Resurvey of Lot 1 Lodge at Northriver, a Resurvey of Lot 1 Tee Box Subdivision, and unplatted land, consisting of fifteen lots on approximately 250 acres located within the Yacht Club Bay Subdivision in conjunction with Z-22-26, Z-23-26, Z-24-26, & Z-25-26. (Council District 3)

6. UNFINISHED BUSINESS

7. CASES TO BE HEARD

SPECIAL DISTRICTS

SD-04-26: Construction of an addition to an existing structure within a special district located at 1401 Greensboro Avenue. (Zoned DP) (Council District 4)

STREET VACATION

V-03-26: Vacating 0.49 acres of part of the right-of-way known as 31st Street East abutting Lots 6-8 & 14-16 of Princeton Place. (Council District 6)

REZONINGS

- a. **Z-26-26**: DPG Springbrook LLC petitions to rezone approximately 0.2 acres located at 58 Springbrook from SFR-2 to GC in conjunction with S-70-26. (Council District 7)

OTHER BUSINESS

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

- Subdivision Standards and Guidelines (Article IV)

8. ADJOURN