

**LEGAL NOTICE
TUSCALOOSA PLANNING AND ZONING COMMISSION
OCTOBER 19, 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 19th day of October 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

Z-27-26: ABC Investments, Inc. petitions to rezone approximately 0.2 acres located at 1515 12th Avenue from IL to NC. (Council District 2)

Z-28-26: Brandon Towe petitions to rezone approximately 24 acres located south of 5500 Jug Factory Road and west of the Sky Ranch Subdivision from SFR-2 to IL. (Council District 7)

PRELIMINARY SUBDIVISION 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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

S-80-26: Lake Island Subdivision, consisting of two lots on approximately 10.4 acres located south of 14578 Lake Island Road. (Not in City Limits)

S-81-26: Mill's Row, a Resurvey of Lots 1, 2, & 4 of Resurvey of Lots 479 & 482 Original City of Tuscaloosa Survey and a Resurvey of Part of Lots 479 and 482 Original City of Tuscaloosa Survey, consisting of sixteen lots and one open space lot on approximately 0.8 acres located at 2201-2217 13th Street and 1307 23rd Avenue in conjunction with SD-06-26. (Council District 4)

S-82-26: Neill Subdivision, consisting of two lots on approximately 10 acres located at 12688 & 12711 Woodbriar Drive. (Not in City Limits)

S-83-26: Channing Park No. 2 Subdivision, consisting of fourteen lots and one open space lot on approximately 7.2 acres located at 5851 31st Street. (Council District 1)

S-84-26: A Resurvey of Lots 45 & 46 Peck Drive Subdivision, consisting of one lot on approximately 0.3 acres located at 3025 & 3027 22nd Street. (Council District 2)

S-85-26: Resurvey of Lots 7 & 8 Block 106 T C I L Subdivision, consisting of one lot on approximately 0.4 acres located at 1011 & 1015 13th Street and 1311 11th Avenue. (Council District 4)

S-86-26: A Resurvey of Lots 18 & 19 Legacy Point Phase 2, consisting of one lot on approximately 0.9 acres located at 14271 & 14272 Legacy Circle. (Council District 3)

S-87-26: Resurvey of Lots 1-6 Block 74 T C I L Subdivision, consisting of one lot on approximately 1.1 acres located at 601 11th Street. (Council District 4)

S-88-26: Moton Court No. 5, a Resurvey of Lots 13 & 14 Block A Moton Court, consisting of one lot on approximately 0.2 acres located at and around 3332 19th Street. (Council District 1)

OTHER BUSINESS

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) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

SD-05-26: Construction of a two-story commercial building within a special district located at 2002 University Boulevard. (Zoned D) (Council District 1) **CONTINUED FROM THE SEPTEMBER 2026 MEETING**

SD-06-26: Construction of sixteen townhome units within a special district located at 2201-2217 13th Street and 1307 23rd Avenue in conjunction with S-81-26. (Zoned DP) (Council District 4)

Appeal Pursuant to Rule 13: Scott Holmes petitions to waive the bar against reconsideration within six (6) months and place the following previously not recommended rezoning petition and denied preliminary plat petition on the November 2026 agenda:

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

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**

V-04-26: Vacating 0.082 acres of part of the right-of-way known as The Knoll abutting Lots 19-21 & 28-29 of The Knoll Subdivision. (Council District 5)

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

- Subdivision Standards and Guidelines (Article IV)

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 November 16, 2026 meeting of the Tuscaloosa Planning and Zoning Commission is 12:00 p.m. on October 16, 2026.**

Tuscaloosa Planning and Zoning Commission

Zach Ponds, Secretary