

PLANNING COMMISSION STAFF REPORT

October 19, 2026

Z-28-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Robert Skelton; Brandon Towe

Requested Action and Purpose

Rezone from SFR-2 to IL. The applicant states, "We are proposing relocating our office operations of Cheyanne, Inc. to this location."

Location and Existing Zoning

South of 5500 Jug Factory Road and west of the Sky Ranch Subdivision – Zoned SFR-2

Size and Existing Land Use

24 acres total; Vacant

Surrounding Land Use and Zoning

North – Industrial & located outside City Limits, Zoned IL & located outside City Limits

East – Single-family residential, Zoned SFR-1

South – Located outside City Limits

West – Located outside City Limits

Applicable Regulations

Sec. 25-88. – Purpose.

The purpose of the industrial light (IL) district is to provide lands for research and development, light industrial, assembly, flex space and other business support uses in an attractive and high-quality form and setting, which minimizes impacts to adjacent lands. Uses allowed include research and development, other light industrial uses that are compatible with a general office environment (e.g. establishments primarily engaged in the transformation of previously prepared materials into new products, including the assembly of component parts), offices, warehousing and wholesale uses, compatible multifamily development, and limited retail, institutional, and service uses, and eating and drinking establishments that serve those employed at the light industrial and office development.

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

Transportation

Jug Factory Road, a Major Collector

Physical Characteristics

24 acres to be rezoned. The property is currently vacant, with single-family residential to the east, industrial to the north, and land that is outside City Limits to the north, west, and south.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Suburban Residential (RL) (p. 22).

RL areas include “Predominantly single family housing areas generally developed in a car-focused pattern with long blocks and curvilinear streets and fewer intersections than traditional neighborhood types. These areas feature a range of lot sizes, housing size and styles, including some small-scale attached dwellings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses.” (p. 35).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For RL, building blocks include (p. 35):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: A range of housing sizes and styles with single-family scale and appearance.
- Building setback: 20-30 feet (generally consistent within a block).
- Streets: Longer blocks with a curvilinear pattern are common, though connectivity and the pedestrian experience is important.
- Transportation: Automobile access with sidewalk network
- Parking: On-street and private off-street, individual drives from street.
- Open Space: Public neighborhood parks should be located in prominent, easily-accessible locations. Schools also supplement public parks. Some residential areas include private open space such as golf courses.

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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 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 RL area outlined on pg. 35 is as follows:

- When establishing new suburban residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.
- Improve streetscape features such as consistent sidewalks, lighting and street trees.

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

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Sec. 25-102. – Industrial Principal Use Table.

Table V-4: Principal Use Table for Industrial Uses, identifies the uses within the Industrial Use Classification that are allowed by right, allowed as a conditional use, allowed as a special exception use, or prohibited within each zoning district. Use categories are described in subsection b below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V 4 and are located in subsection c below.

Table V-4: Principal Use Table for Industrial Uses

P = Permitted by right

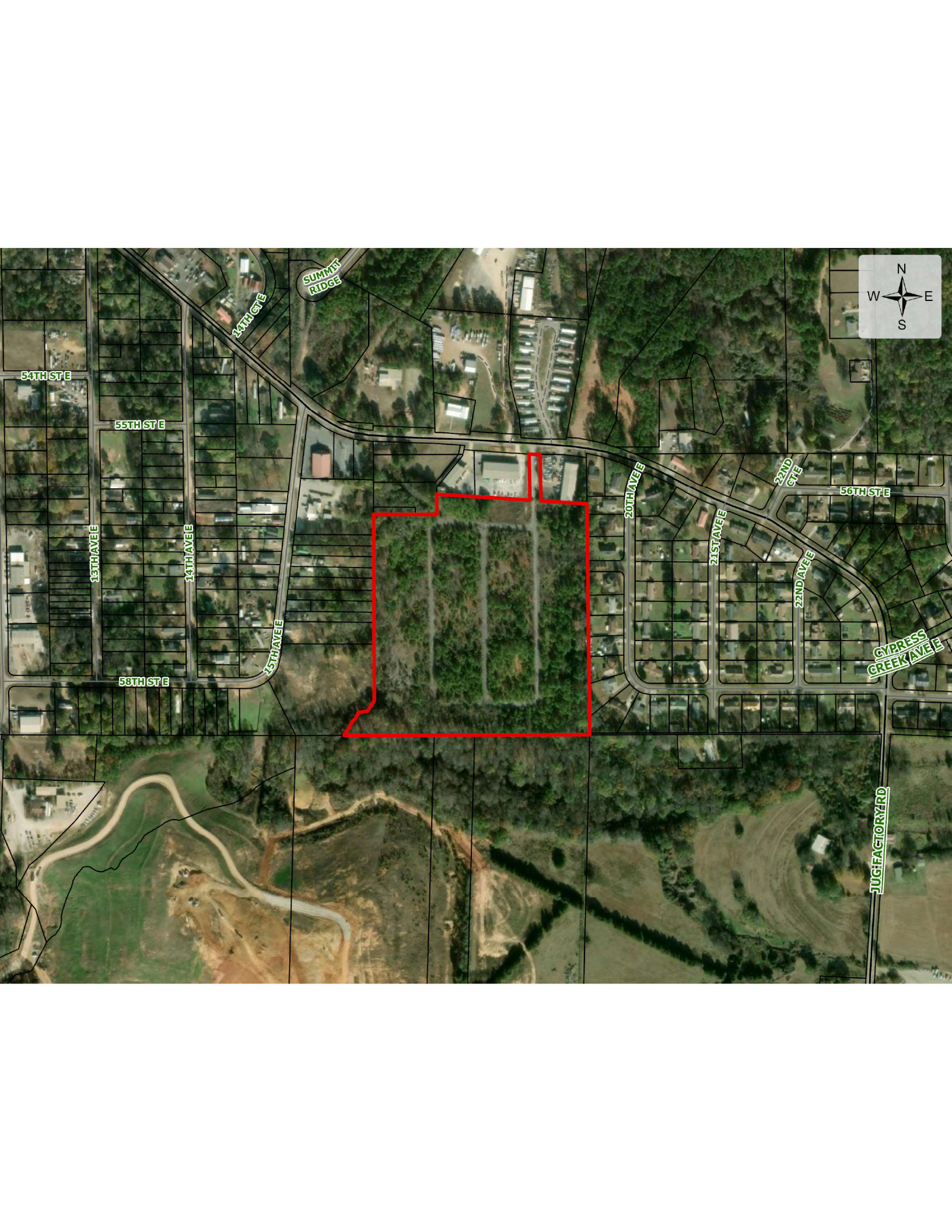
C = Conditional use permit required

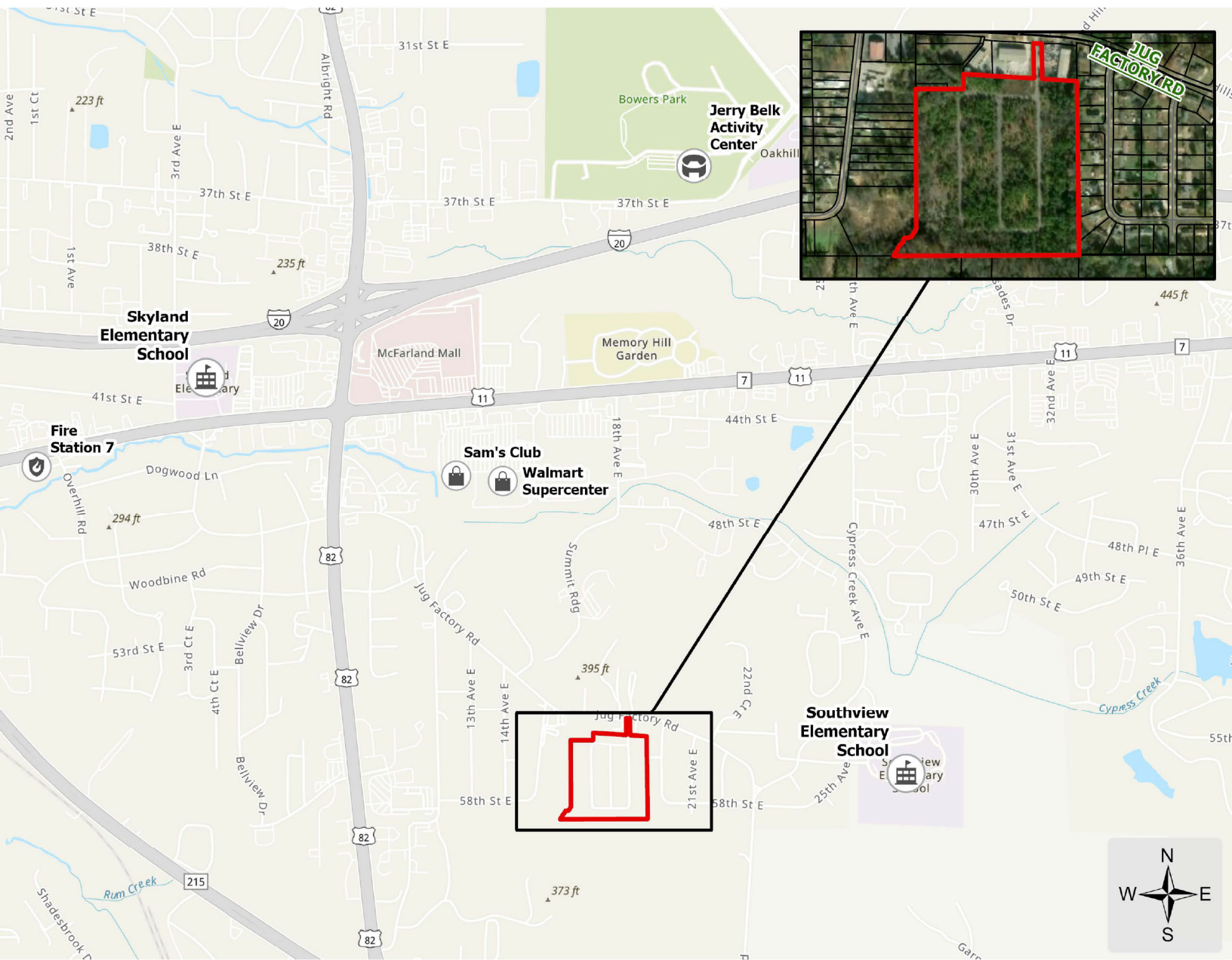
S = Special exception use permit required

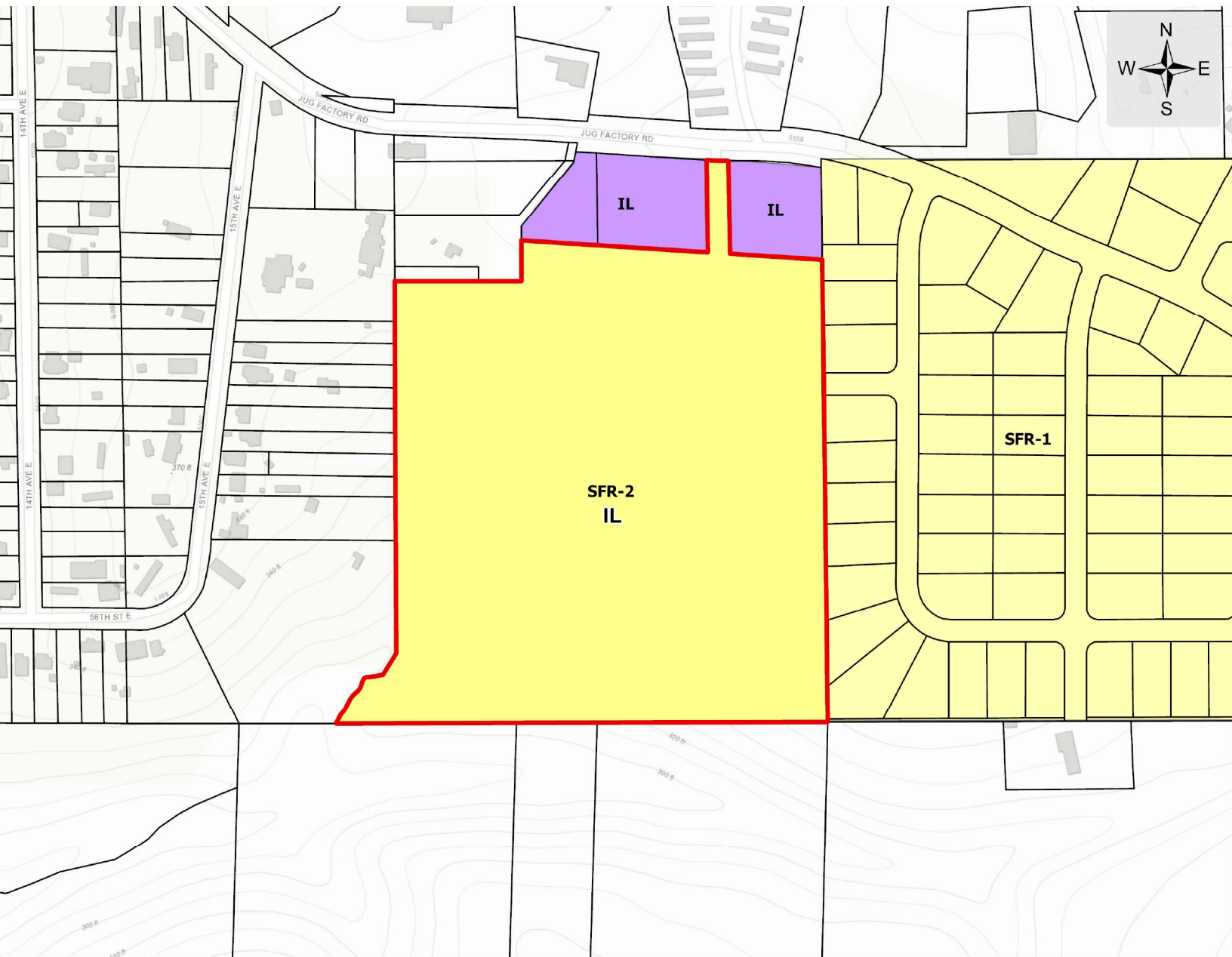
A = Allowed in PD district

blank cell = Prohibited use

	RESIDENTIAL																INST		BUSINESS								INDUS.			PD		Use Specific Standards (Sec. 25-5.2.6.)		
Use Classification/ Use Category/ Use	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	
Extraction or Production																																		
Artisanal Production																			P	P	P	P			P	P		P	P	P		A	A	c.1.i
Brewery																												P	P	P	P			
Distillery																												P	P	P	P			
Extractive Operations																														P	P			
Manufacturing, Heavy																															P			
Manufacturing, Light																											P	P	P	P	A			
Slaughterhouse or Stockyards																															P			
Industrial Services																																		
Laundry and Dry-cleaning Plant																												P	P	P				
Warehousing, Freight Movement, and Wholesale																																		
Barge Terminal																													P	P				
Food Storage and Processing																													P	P				
Warehouse																		P											P	P	P	A		
Wholesale Sales																									S			P	P	P		A		c.2.i
Waste-Related Uses																																		
Composting Facility																		P	P											P	P			
Recyclables Processing Center																		P												P	P	A		
Salvage or Junkyard																															P			
Waste Disposal																															P			







Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

9/15/2026

Property Information:

Site Address:

Parcel ID:

37-03-06-4-002-013.002

Total Acres:

24

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Single Family Residential 2 (SFR-2)

Proposed Zoning:

Industrial Light (IL)

Current Land Use:

Vacant

Proposed Land Use:

Industrial

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

We are proposing relocating our office operations of Cheyenne, Inc. to this location. See attached documentation for more info.

Applicant Information:

Applicant Name:

Brandon Towe

Property Owner Information

Owner 1

Property Owner Name:

Robert Skelton



A NEW OFFICE FOR:
CHEYANNE, INC. OFFICES

5500 JUG FACTORY RD
TUSCALOOSA, AL 35405

PROJECT NUMBER: 26073
ISSUE DATE: SEPTEMBER 25, 2026

**CONCEPTUAL
DESIGN**

THE CONCEPTUAL DESIGN DOCUMENTS ARE FOR OWNER PROGRAMMING, SPACE PLANNING, AND BUDGETARY PURPOSES ONLY. ANY REFERENCES TO COSTS OR CONDITIONS ARE BASED ON APPROXIMATE MEASUREMENTS AND VISUAL REVIEW AND SHOULD NOT BE RELIED UPON. THESE DOCUMENTS ARE NOT SUITABLE FOR CONSTRUCTION AND DO NOT ACCOUNT FOR BUILDING CODES, ZONING ORDINANCES, REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHL), OR STRUCTURAL CONSIDERATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS, OMISSIONS, OR INACCURACIES, NOR FOR ANY DECISIONS MADE BASED ON THIS INFORMATION.

SHEET TITLE
EXTERIOR RENDERING
A1.00



October 7, 2026

Re: **City of Tuscaloosa Planning and Zoning – Answers to Comments**

- 1) Attendees at the meeting; Hollie Towe, Ralph Marcum, Brandon Towe. See attached Designation appointing Brandon Towe to act as a representative on behalf of Robert Skelton.
- 2) The buffer is more clearly identified on the attached drawings
- 3) The laydown yard will be utilized primarily for rebar, lumber, concrete masonry blocks, and bricks. This large area will also allow us to park our mini-excavators, skid steers, and work trucks with plenty of space for loading and unloading equipment and material. The entire area would not be utilized as storage, but there would be a pull through to allow for ease of access for material unloading/loading.
- 4) The building itself will be constructed as shown on the rendering as a combination of brick and metal. Our goal would be to install a pre-engineered metal building that would fit our needs at approximately 80' x 60' is size. The peak at the front would be approximately 20' tall with a 1:12 slope to approximately 13' tall in the back. Approximately 2,000 SF of that would be office and 2,800 SF would be warehouse space for dry storage materials such as equipment (saws, screeds, etc.), plywood, and other construction materials we would not want to store in the elements.

Please take these comments into consideration to clarify any questions up to this point. We look forward to meeting with your team as we continue the journey onward towards our goal of relocating our operations to this new location.

Sincerely,

A handwritten signature in black ink that reads "Hollie Towe". The signature is written in a cursive, flowing style.

Hollie Towe – President

5713 12th Avenue East
Tuscaloosa, AL 35405
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