

Entry #: 2 - Scott Holmes**Status:** Submitted**Submitted:** 8/21/2026 4:25 PM

No petition which has been denied by the Planning and Zoning Commission or City Council or not favorably recommended by the Planning and Zoning Commission shall again be placed on the agenda for consideration by the Commission within a period of six (6) months from the date of the prior decision, except upon the majority vote of the Commission.

A petitioner may request that a case be placed on the agenda prior to the six month bar using the following steps:

A. Prior to the publication of the legal notice, a petitioner must complete and submit this application.

B. The petitioner shall be responsible for producing any supplemental documentation to be included with their appeal and shall be responsible for presenting their appeal to the Commission. These items can be uploaded at the bottom of this application.

C. The Planning and Zoning Commission will hear the request and shall have the sole discretion to grant or deny such request via majority vote.

D. If the Commission votes favorably to waive the bar against reconsideration within six (6) months, the petitioner shall submit a new application and pay any/all associated fees. If circumstances arise wherein the appeal is granted by the Commission and the deadline has passed for the next Planning and Zoning Commission meeting, the petitioner shall be allowed to submit their application by 5:00 p.m. on the next business day following the approval of the appeal.

Applicant Information:

Applicant Name:

Scott Holmes

Property Information:

Site Address:

6800 Hargrove Rd E, Tuscaloosa, Alabama 35405

Parcel ID:

37-02-10-3-003-007.000; 37-02-09-4-001-002.000; 37-02-10-3-003-003.000; 37-02-09-4-001-002.000; 37-02-09-3-001-001.000; 37-02-09-2-001-002.000

Original PZC Case Number

GPD-03-26; PS-03-26

Original PZC Case Outcome:

Denied for the following reasons:

The Commission was not convinced of the project's viability because of unknown costs (sanitary sewer upgrade; Mitchell Water servicing-rights transfer fee);

The scale of the project, combined with uncertainty as to the development partner who would ultimately deliver it;

Emergency access concerns (health, safety, and welfare).

(PS-03-26 was denied for the same reasons and because the associated GPD rezoning was not approved.)

Supplemental Information:

Explain in detail the modifications in the design or plan that addresses the reason(s) for the adverse decision by the Commission or that justifies the appeal.

Untitled

1. Revised Master Plan (attached) — addressing scale. The revised layout reflects a materially reduced overall density and lot count, increased lot sizes, and increased open space. The density has been reduced from 3.9 units per acre to less than 2.9 units per acre, the lot count has been reduced by over 200 lots, and the lot sizes have been increased from between 2,375 sq ft and 7,150 sq ft to between 6,250 sq ft and 10,000 sq ft.

2. Mitchell Water servicing-rights transfer fee calculation (attached) — addressing viability. The attached calculation, prepared by McGiffert and Associates, LLC, values the transfer of the Mitchell Water service area at approximately \$1,080,700.

3. Sanitary sewer construction proposal (attached) — addressing viability. The attached proposal, obtained by Lennar from a local contractor, quantifies the cost of the sanitary sewer trunk line improvements identified in the capacity analysis. As stated to the Commission at the hearing, this upgrade will be completed before the first phase is finally platted— before any home relies on it. Both costs the Commission identified as unknown are now quantified, with funding to be provided by Lennar.

4. Fire Marshal's Office communication (attached) — addressing emergency access. The attached communication from the Tuscaloosa Fire Marshal's Office notes that two points of access are required for a development over 30 homes. Markwood Preserve has three access points, with one that is strictly reserved for emergency vehicles.

5. Commitment from Lennar — addressing the development partner. The Commission raised the question of who would ultimately deliver this project. Lennar has executed a commitment to acquire the property upon final approvals and to build and sell homes in the community. Lennar is an established homebuilder in the Tuscaloosa market, with active communities including The Ledges, Sandy Ridge, and King's Cove. The applicant is working with local representatives Steve Bowman (205-217-8389; steven.bowman@lennar.com) and Neil Bradford (205-245-4500; neil.bradford@lennar.com), who are available to verify their commitment to the project.

These modifications are substantive, and the supporting agreements are executed and in hand. The applicant respectfully requests waiver of the six-month bar and placement of the amended petitions on the November 2026 agenda.



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**Ready Land Co.
Markwood Preserve**

6800 Hargrove Road East, Tuscaloosa, Alabama

REVISIONS

DATE:	August 20, 2020
SCALE:	As Indicated
PROJECT MANAGER:	DNE
DRAWN:	HWB
REVIEWED:	DNE
PROJECT NO.:	Project ID
SHEET TITLE:	Conceptual Rendering
SHEET NUMBER:	L1.0
SEQUENCE:	1 of 1

I was unable to find the "boulevard" exception for a second and remote fire apparatus access for one or two family residential developments, in the current codes adopted by the city.

Below is the 2021 IFC section that references the fire apparatus access roads for one and two family dwelling subdivisions.

2021 IFC Section D107 One – or Two Family Residential Developments

D107.1 One- or Two-family dwelling residential developments. *Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.*

EXCEPTIONS:

1. *Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.*
2. *The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.*

D107.2 Remoteness. *Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.*

Lt. Michael P. Daugherty CFI, CFEI, CFII

AISO / Fire Investigator / Plans Examiner
Tuscaloosa Fire Marshals Office
3200 Greensboro Ave. Tuscaloosa, AL 35401
Phone (205) 248-5430
Cell (205) 242-6895
Fax (205) 349-0314
Email: mdaugh@tuscaloosa.com

RE: Water Service Fee - Mitchell

DM

Draper McMillan

THU JUL 23 10:31 AM • • INBOX

Ready Land , Callie Rice , 'ANDY HOWARD'

Scott,

Based on a service area transfer evaluation we were involved in about three years ago, the net present value of projected gross profits forgone by Mitchell Water System over 30 years would be approximately \$10,700 per customer. However, it is understood the number of lots (customers) would not be the same when comparing onsite sewer versus municipal sewer. For that reason, we use a lot size of 1.5 acres to determine potential customers to reflect the necessary area to accommodate a septic tank. Furthermore, low lying areas and ditches are excluded in the total acreage due to the inability to develop with onsite sewer. We also recognize the 39 acres owned by T.H. Patton III and fronting Garner Road is not currently in Mitchell Water System's service area. Below are the preliminary calculations for service area transfer.

Total Acreage	221 acres
Patton Tract	-39 acres
<u>Drainage</u>	<u>-30 acres</u>
Transfer Acreage	152 acres

Potential Customers = 152 acres / 1.5 acres = 101 customers
Approximate Value of Service Area = 101 customers x \$10,700 per customer = \$1,080,700

As mentioned, the per customer value is based on average profit numbers for a nearby system. This will change some for Mitchell but gives you an idea of what should be expected. Let us know if you have questions about anything.

Thanks.

D. Draper McMillan, PE
Principal/Project Manager
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