



July 6, 2020

TO: ADJACENT PROPERTY OWNERS

The Planning Commission has received the preliminary plat of a subdivision to be known as:

**S-45-20: Gray Family Subdivision**, consisting of two lots on approximately 2.5 acres at 3130 & 3142 Maxwell Loop Road. (Not in City Limits)

Due to COVID-19, the Planning Commission will hold a public hearing with virtual participation capabilities to discuss this proposal. The meeting will be held on **Monday, July 20, 2020, in the City Council Chambers at 2201 University Boulevard, City Hall at 5:00 p.m.**

**In-person attendance will be by appointment only**; there are several options available to provide input for consideration which are listed on the following page.

The public hearing will also be livestreamed through the City's cable TV channel and Facebook page – [www.facebook.com/TuscaloosaCity/](http://www.facebook.com/TuscaloosaCity/) - at the scheduled date and time above.

All case files including drawings and/or site plans are also available for your inspection in the Office of Urban Development's Planning Division office at 2201 University Boulevard (third floor, City Hall Annex III) **by appointment** between the hours of 8:00 a.m. and 4:00 p.m. Please contact staff at 205-248-5100 or visit <http://www.tuscaloosa.com/planningcommission> to schedule an appointment if you cannot view them online.

If special accommodations or auxiliary aids are needed for participation at the hearing by persons with disabilities, please contact our office at 248-5100 at least forty-eight hours in advance.

**(Turn over to page 2)**



## PLANNING

2201 University Blvd. • Tuscaloosa, AL 35401 • Phone 205-248-5110 • Fax 205-349-0136 • City Hall 205-248-5311

[TUSCALOOSA.COM](http://TUSCALOOSA.COM)

[f](#) [@](#) [@TuscaloosaCity](#)

All case files including drawings and/or site plans can be found at [www.tuscaloosa.com/planningcommission](http://www.tuscaloosa.com/planningcommission) approximately one (1) week before the meeting. They may be available online upon receipt of this letter.

**You can provide comments on the application through one of four options:**

- 1. In advance by written comment.** There's no need to attend in-person. Submit written comments by email or the City's website - [www.tuscaloosa.com/planningcommission](http://www.tuscaloosa.com/planningcommission) - no later than 3:00 p.m. on the meeting date. Written comments will be provided to the commission for consideration and read into the record during the meeting.
- 2. During the meeting, by phone.** Comments can also be provided through phone by making an appointment with Staff no later than 10:00 a.m. on the meeting date. Following your request, you will receive instructions on joining the meeting via phone to provide your comments.
- 3. During the meeting, by video conference.** To speak for or against this application by video conference, you must schedule an appointment with Staff no later than 10:00 a.m. on the meeting date or put in your request through the website. Visit [www.tuscaloosa.com/planningcommission](http://www.tuscaloosa.com/planningcommission) to submit a request. You will receive instructions on joining the meeting by email.
- 4. During the meeting, in person.** You can attend the meeting in-person to speak, but you must make a request with Staff no later than 10:00 a.m. on the meeting date. For health and safety reasons, participants will be required to wear appropriate face coverings. During the meeting, you will wait in designated areas and enter Council Chambers when called to comment on the specific application.



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

Please complete all of the following required fields:

Subdivision: \_\_\_\_\_ Parcel ID: \_\_\_\_\_ Total Acres: \_\_\_\_\_

**Surveyor or Engineer**

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ / \_\_\_\_\_ ZIP Code: \_\_\_\_\_

**Property Owner**

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ / \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Applicants MUST include ALL of the following documentation with the submission of this checklist:

6 Plats MAP FOLDED to 8 ½" x 11"	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input type="checkbox"/> YES _____	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 ½" X 11" scale	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

**Certification of Applicant**

**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

**I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.**

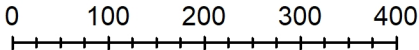
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401

# S-45-20 Aerial Map

1 inch = 200 feet



MAXWELL LOOP RD

MAXWELL LOOP RD

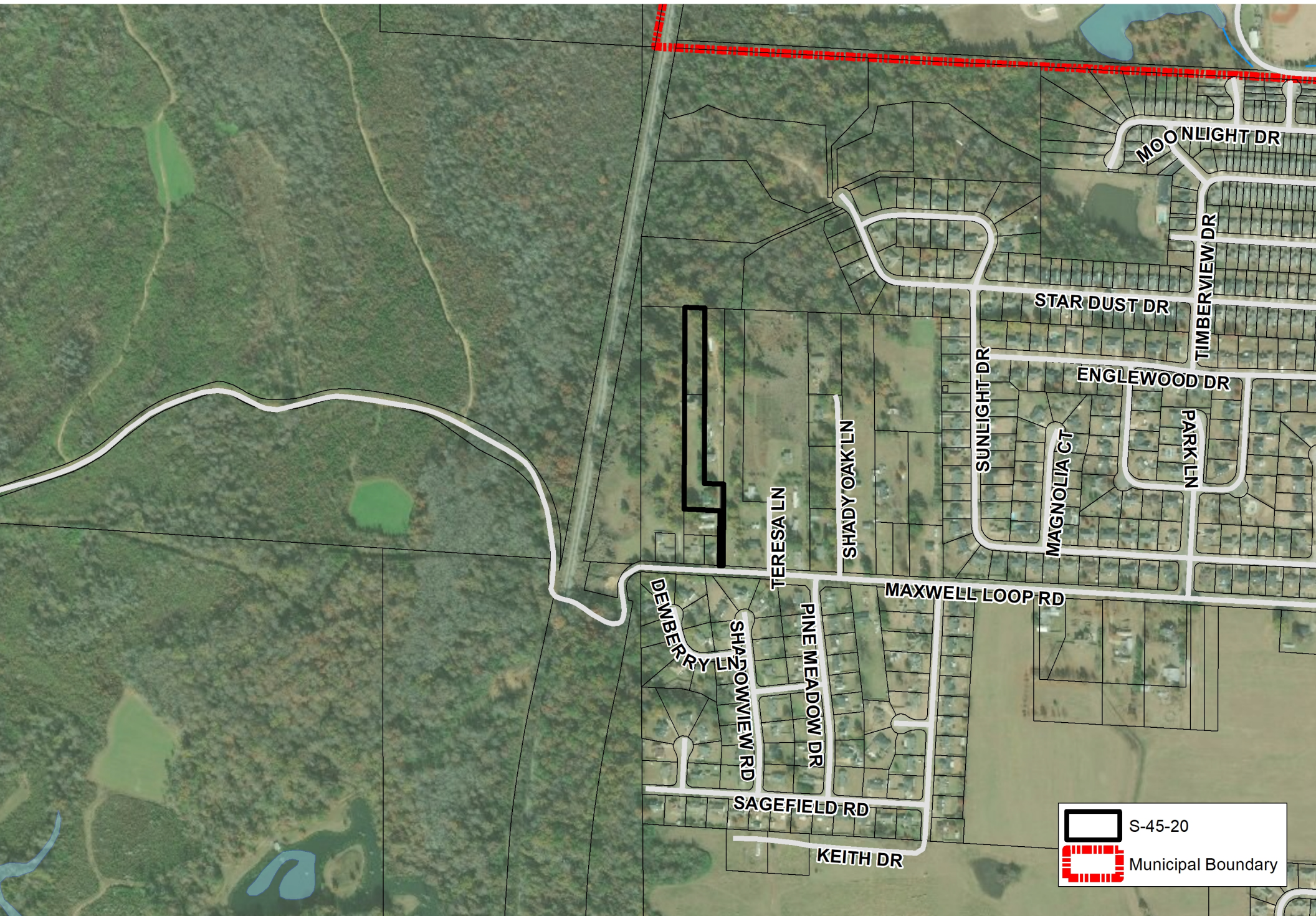
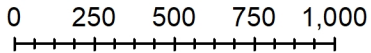
TERESA LN



SHADY OAK LN

 S-45-20

# S-45-20 Vicinity Map

1 inch = 600 feet



	S-45-20
	Municipal Boundary

MOONLIGHT DR

TIMBERVIEW DR

STAR DUST DR

ENGLEWOOD DR

PARK LN

SUNLIGHT DR

MAGNOLIA CT

SHADY OAK LN

TERESA LN

MAXWELL LOOP RD

DEWBERRY LN

SHADOWVIEW RD

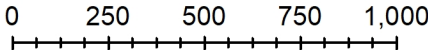
PINE MEADOW DR


SAGEFIELD RD

KEITH DR


# S-45-20 Zoning Map


1 inch = 500 feet

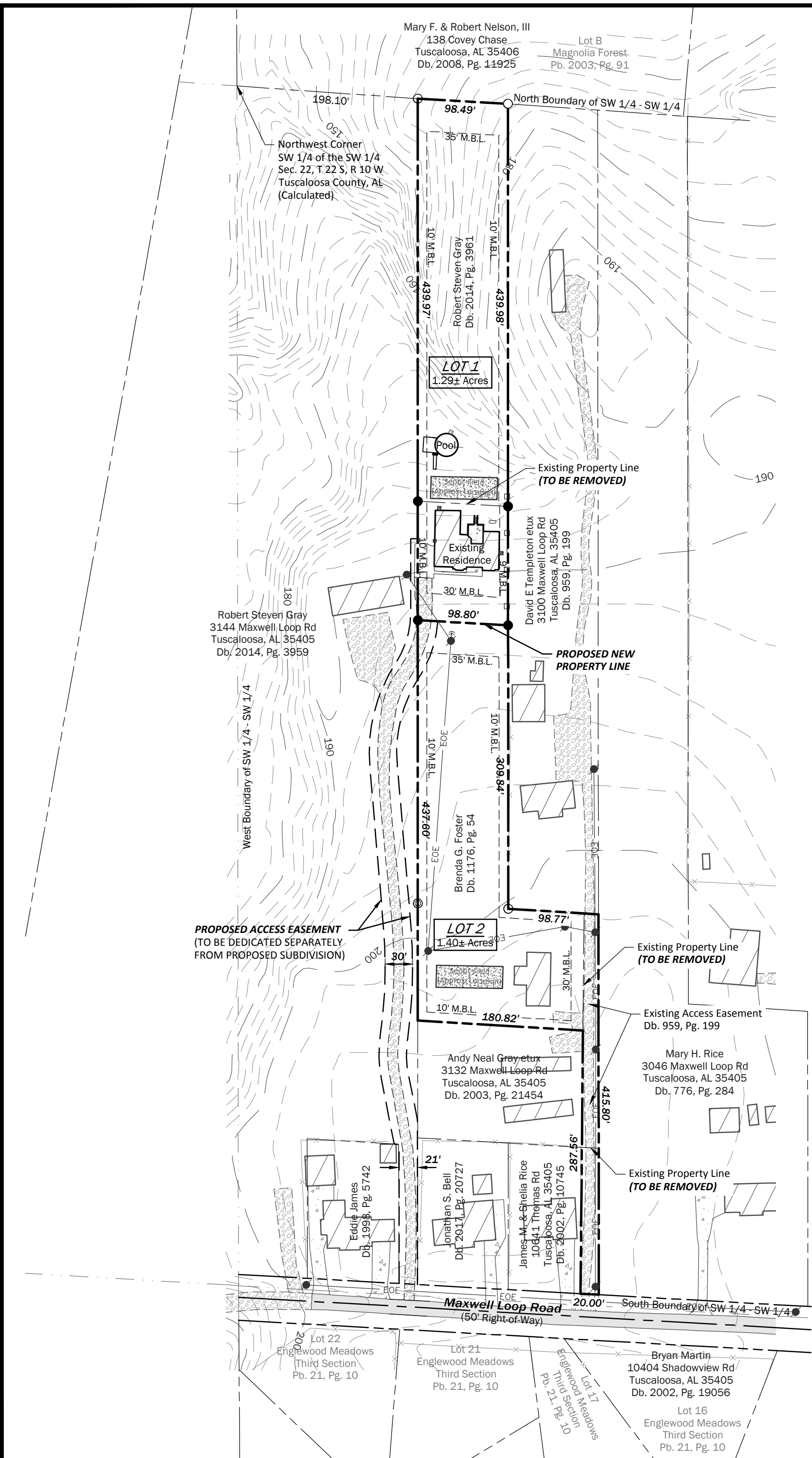


 S-45-20

**Zoning Classification**

 I

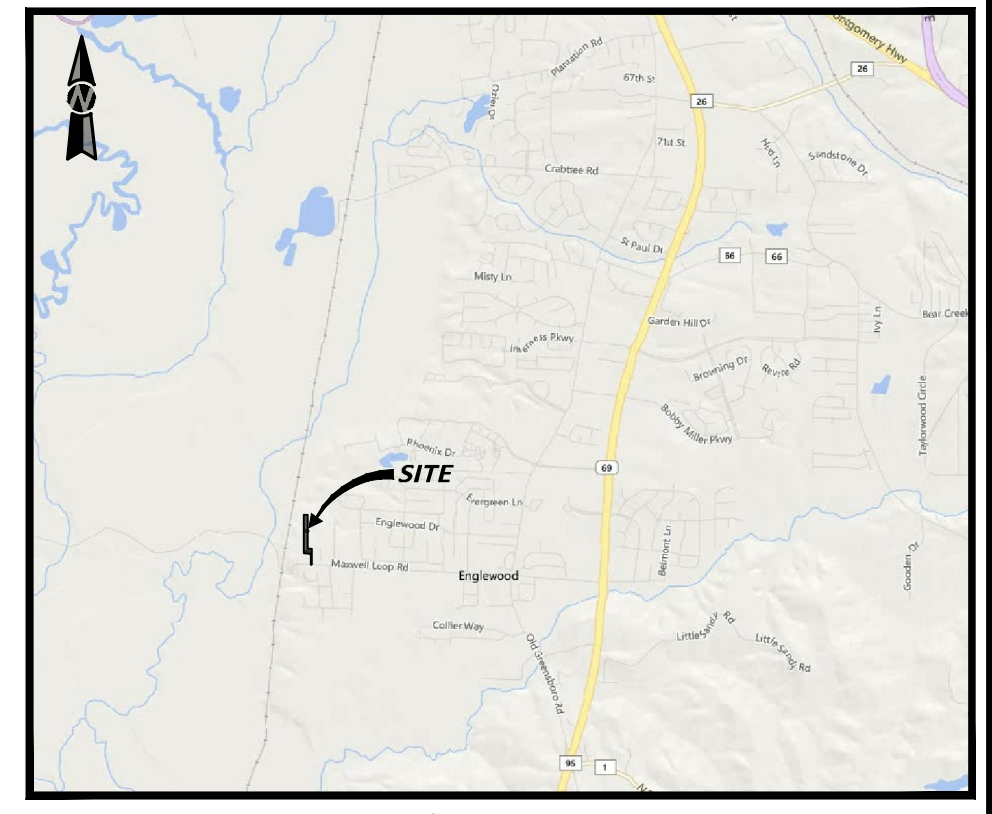
 Municipal Boundary



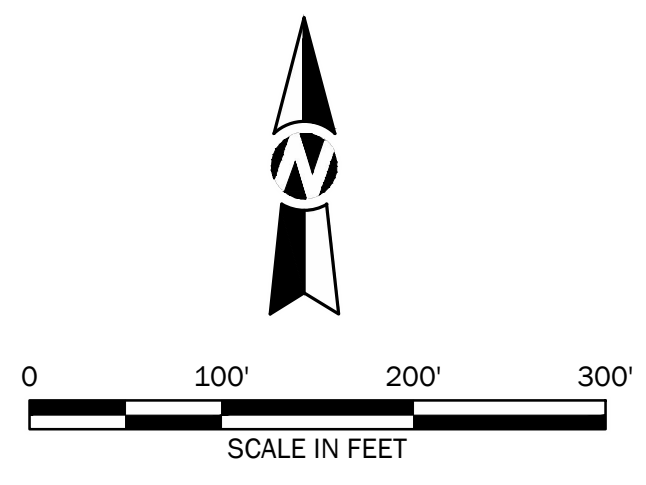
**PRELIMINARY**  
(NOT FOR CONSTRUCTION,  
RECORDING PURPOSES  
OR IMPLEMENTATION)

**LEGEND**

- EXISTING BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING PROPERTY LINE
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING IRON FENCE
- - - EXISTING WIRE FENCE
- - - EXISTING WOOD FENCE
- 150 EXISTING CONTOUR 5' INTERVAL
- 149 EXISTING CONTOUR 1' INTERVAL
- ESS EXISTING SANITARY SEWER MAIN
- EWM EXISTING WATER MAIN
- ESD EXISTING STORM DRAIN
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING POWER POLE
- ⊖ EXISTING GUY ANCHOR
- ⊙ EXISTING LIGHT POLE
- ⊙ IRON PIPE / PIN FOUND
- ⊙ CAPPED REBAR FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ AXLE FOUND
- ⊙ PINE KNOT FOUND
- ⊙ CAPPED REBAR SET
- SEC SECTION
- T TOWNSHIP
- R RANGE
- R.O.W. RIGHT-OF-WAY
- M.B.L. MINIMUM BUILDING LINE
- PB. PLAT BOOK
- DB. DEED BOOK
- PG. PAGE
- ( ) RECORD DIMENSION
- ▨ EXISTING CONCRETE PAVEMENT
- ▨ EXISTING ASPHALT PAVEMENT
- ▨ EXISTING BRICK PAVERS
- ▨ EXISTING BUILDING
- ▨ EXISTING GRAVEL DRIVE

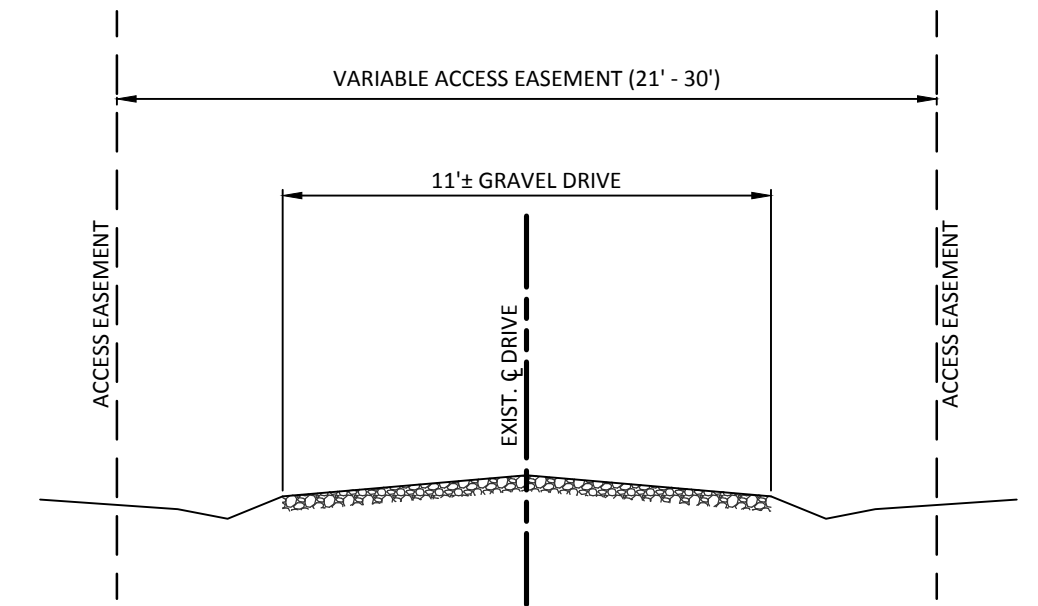


**VICINITY MAP**  
NO SCALE

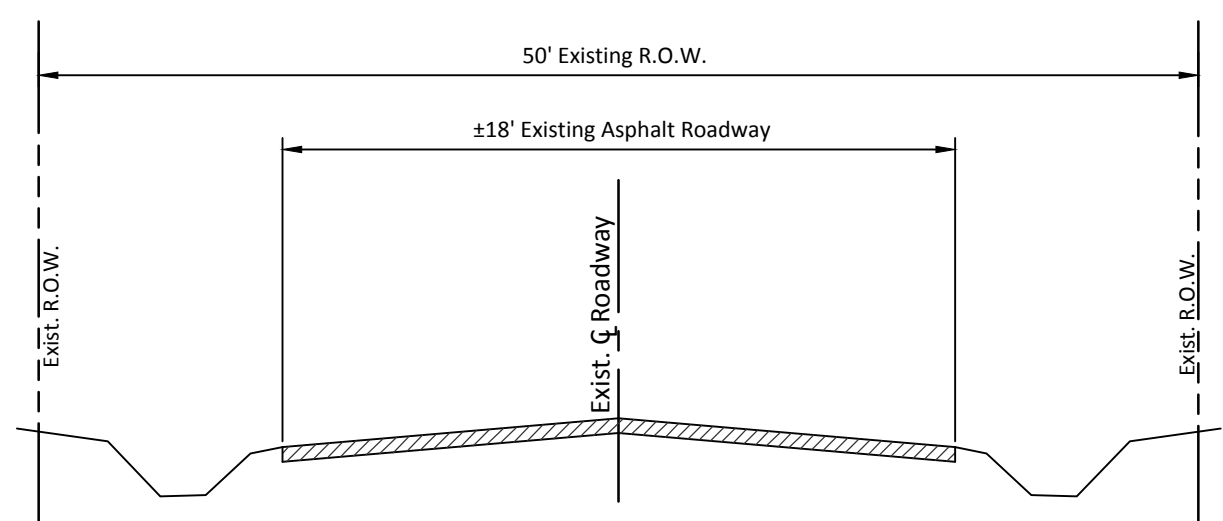


- NOTES:**
- No title search was performed with this survey.
  - All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
  - Sources of Title: Db. 2014, Pg. 3961  
Db. 1176, Pg. 54  
Db. 1997, Pg. 5832
  - Current Zoning: None. The property is located outside the City Limits, but within the City's Planning Jurisdiction
  - No part of this subdivision lies in a special flood hazard area, per information from FEMA FIRM Panel No. 01125C0680G, dated January 16, 2014.
  - Total Area of Property Subdivided is 2.69± Acres.
  - Total Area Under Control of Developer is 13.8± Acres.
  - Variations Requested:
    - Capped Sewer
    - Public Street Frontage
    - Lot Configuration
    - 9' Side M.B.L. on East Side around house for Lot 1
  - Owners/Developers of property being subdivided:
 

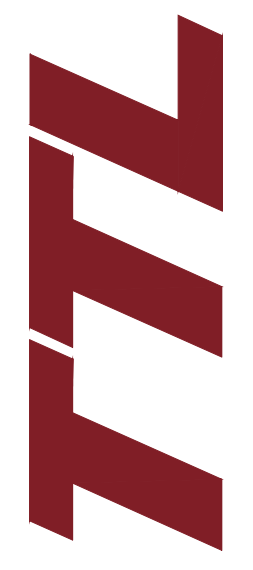
Steven & Heather Gray 3142 Maxwell Loop Road Tuscaloosa, AL 35405	Brenda G. Foster 3130 Maxwell Loop Road Tuscaloosa, AL 35405
---	--
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  - Lots 1 and 2 are currently served by existing onsite sewage systems.



**TYPICAL SECTION -**  
**Existing Gravel Drive and Proposed Private Access Easement**  
No improvements proposed  
NO SCALE



**TYPICAL SECTION - Maxwell Loop Road**  
No Improvements Proposed  
NO SCALE



2890 Rice Mine Road NE | Tuscaloosa, AL 35406  
205.661.3778 | www.ttlusa.com

**Gray Family Subdivision**

PART OF THE SW 1/4 OF THE SW 1/4, SEC. 22, T 22 S, R 10 W  
TUSCALOOSA COUNTY, ALABAMA

**Preliminary Subdivision Plat**

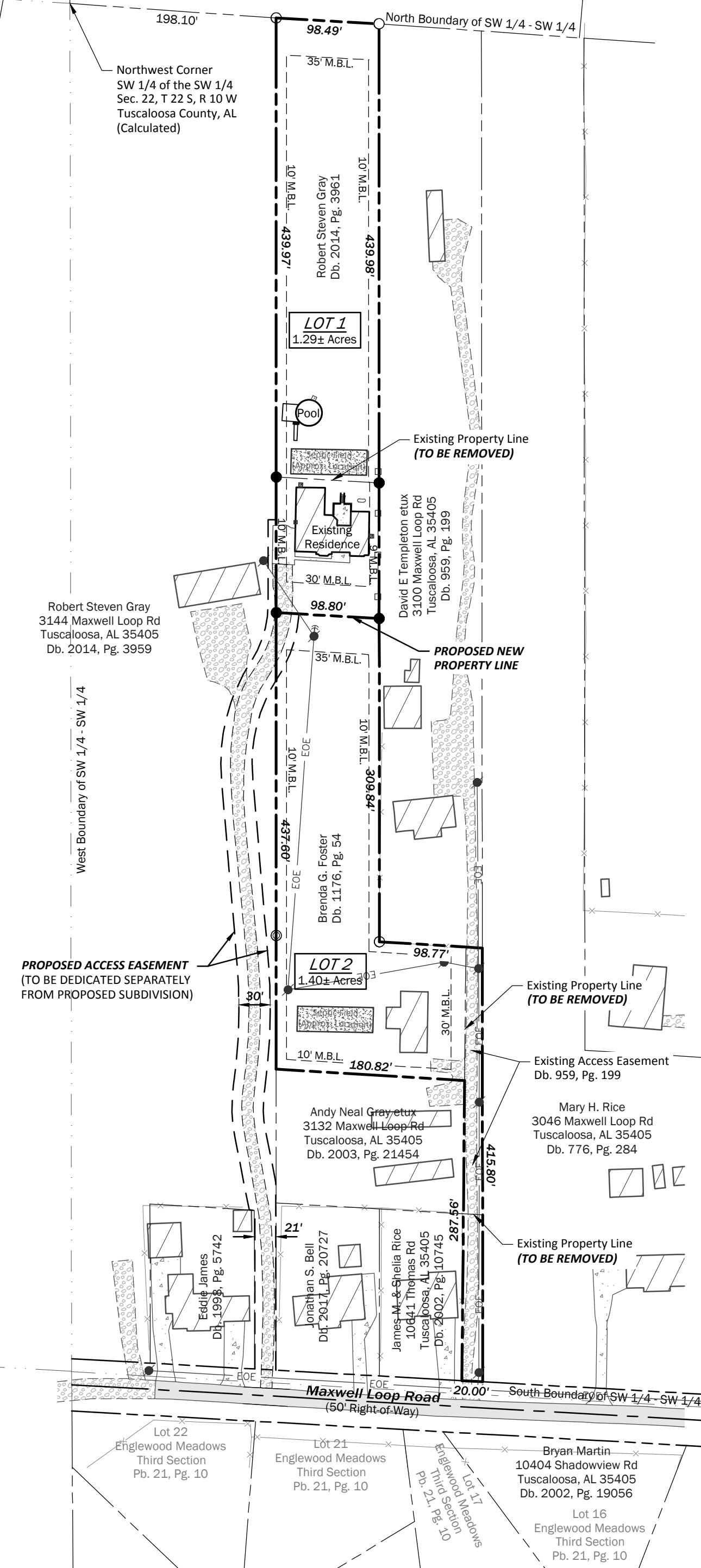
No.	Date	Revision Description
1	07/01/20	Rev per Staff Comments / Add MBL Variance

Drawn By: E M H  
Checked By: E M H  
Date Drawn: 06/17/2020  
Date Surveyed: 06/2020  
Scale: 1" = 100'  
Proj. No.: 20-10-01527.00  
File Name: 20-1527-Prelim Plat.dwg

Mary F. & Robert Nelson, III  
138 Covey Chase  
Tuscaloosa, AL 35406  
Db. 2008, Pg. 11925

Lot B  
Magnolia Forest  
Pb. 2003, Pg. 91

Northwest Corner  
SW 1/4 of the SW 1/4  
Sec. 22, T 22 S, R 10 W  
Tuscaloosa County, AL  
(Calculated)



**PROPOSED ACCESS EASEMENT**  
(TO BE DEDICATED SEPARATELY  
FROM PROPOSED SUBDIVISION)

Existing Property Line  
**(TO BE REMOVED)**

**PROPOSED NEW  
PROPERTY LINE**

Existing Property Line  
**(TO BE REMOVED)**

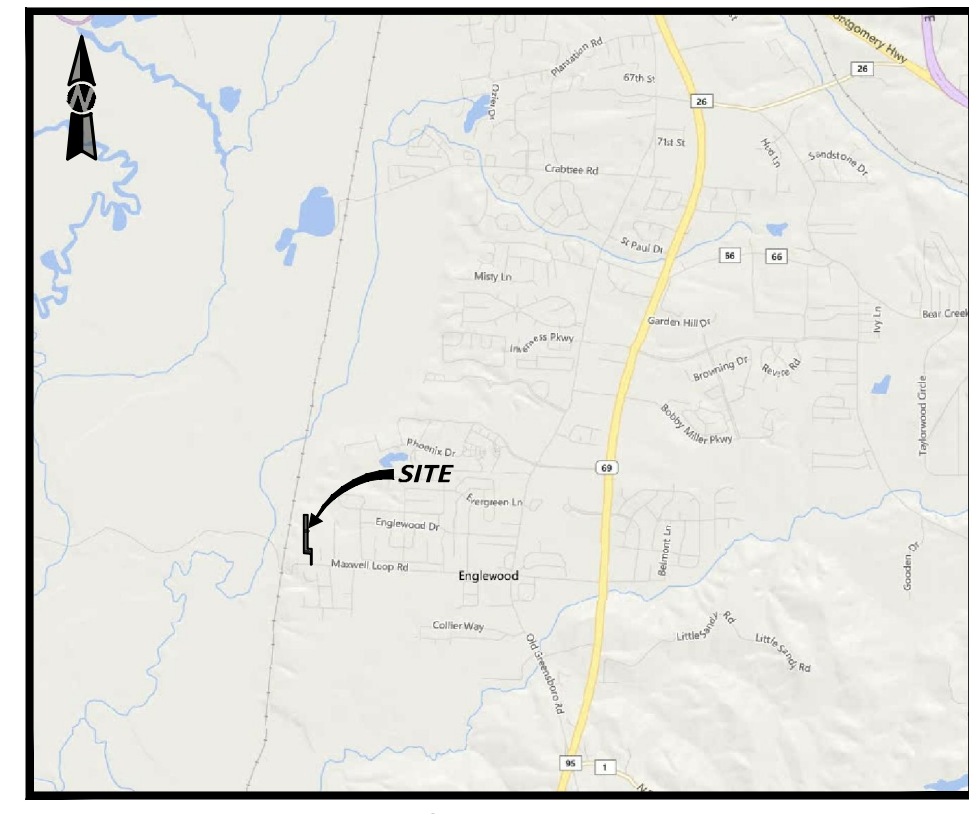
Existing Access Easement  
Db. 959, Pg. 199

Existing Property Line  
**(TO BE REMOVED)**

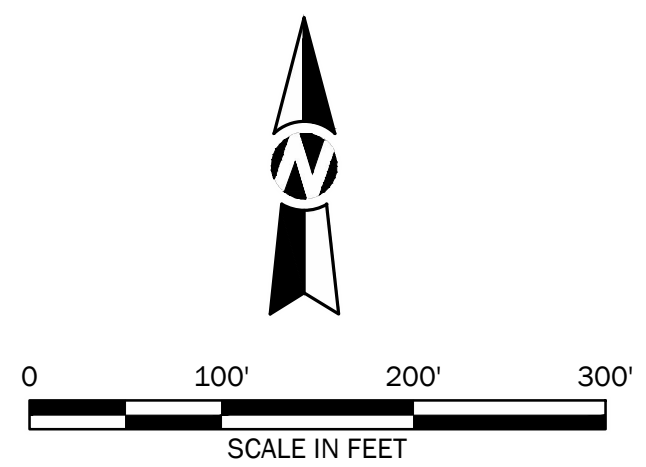
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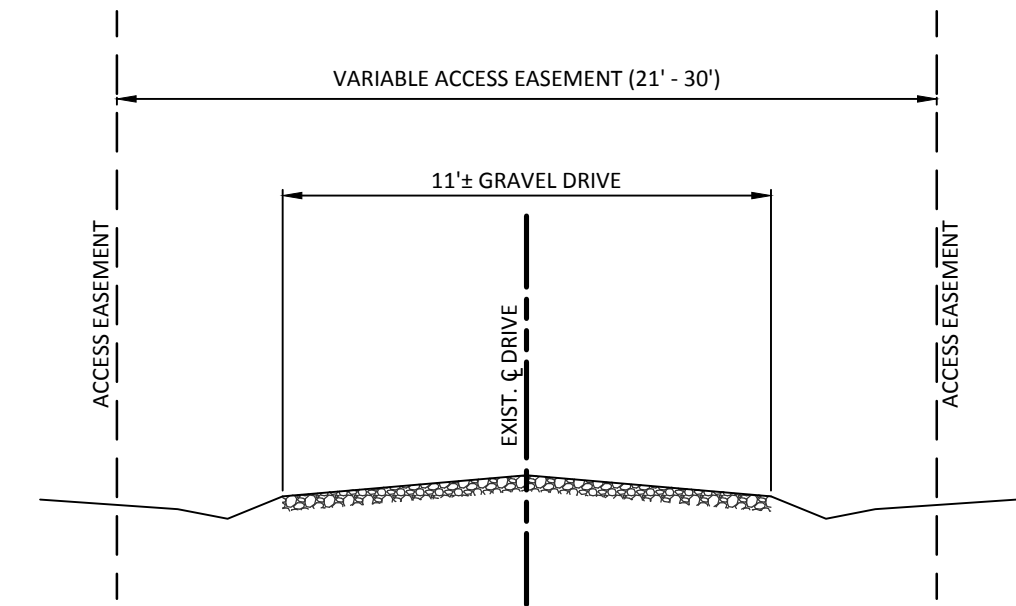


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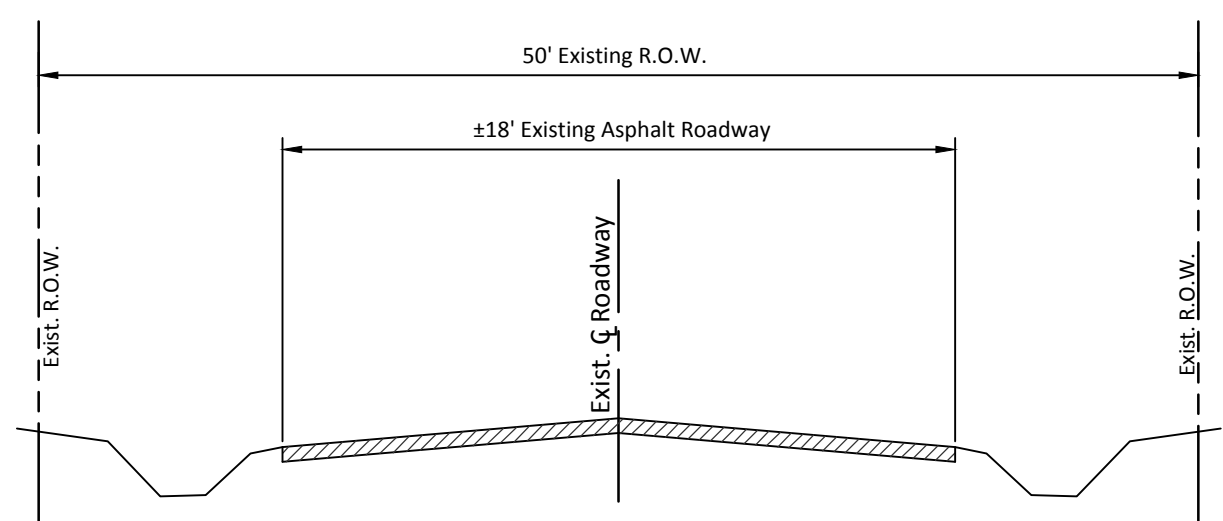


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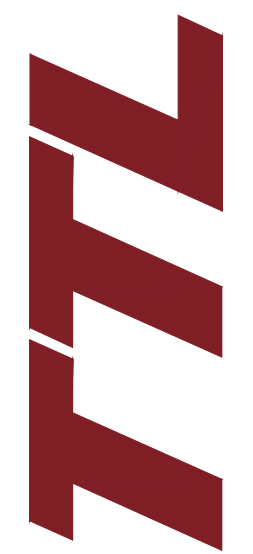
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No.	Date	Revision Description
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Date Drawn: 06/17/2020  
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Proj. No.: 20-10-01527.00  
File Name: 20-1527.Prelim Plat.dwg





2890 Rice Mine Road NE  
Tuscaloosa, AL 35406  
205.561.3778  
www.ttlusa.com

June 19, 2020

Mr. Justin Lesko  
Zoning Administrator  
Planning Division, Office of Urban Development  
2201 University Boulevard  
Tuscaloosa, Alabama 35401

RE: Gray Family Subdivision  
Variance Request Letter

Dear Mr. Lesko:

We are writing on behalf of the Developer to request variances from the subdivision regulations for the proposed Gray Family Subdivision two-lot subdivision located north of Maxwell Loop Road in South Tuscaloosa County. The following variances are requested:

1. Public Street Frontage
2. Capped Sewer
3. Lot Configuration

Justification for these variance requests are as follows:

1. Public Street Frontage: Lot 1 currently exists without frontage along Maxwell Loop Road, and is access by an existing gravel drive across property to the west of subdivision that is owned by the developer. We are proposing an access easement along this existing gravel drive that will be recorded separately from this subdivision.
2. Capped Sewer: The purpose of the subdivision is to move a common line between two adjoining and related property owners. There currently exists 2 residences that are served by onsite septic systems. No additional lots are being created, nor is any additional construction proposed.
3. Lot Configuration: The purpose of the subdivision is to move a common line between two adjoining and related property owners. Lot 2 is currently accessed by a "flag" strip to Maxwell Loop Road. No re-configuration of the lots is possible.

If you have any questions or need any additional information regarding the above, please let us know.

Sincerely,  
TTL, INC.

Eric M. Hamner, PLS  
Project Manager

cc: File