



TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

Applicant
Name: Georita Griffin Email: ggw1ser.gg@gmail.com Phone: 2057995451
Address: 2616 22nd Street City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner (If different from applicant)
Name: _____ Email: _____ Phone: _____
Address: _____ City/State: _____ / _____ ZIP Code: _____

Property
Address: 2616 22nd Street City/State: Tuscaloosa / AL ZIP Code: 35401
Subdivision: TJ HARRIS Parcel ID: 63-31-08-27-4 Lot Number: _____
Existing buildings or structures: 1 Family Home 002 004.001 Lot Size: .17

The petitioner requests a change to the Zoning Map as indicated below:

Current zoning: R-4 Request zoning change to: MG
Reasons for requesting a zoning change: _____
To construct an automobile repair shop on and next an existing grandfathered shop.

Proposed buildings or construction: To construct an improved shop for auto repair.

Certification of Applicant

I hereby certify that I have read and examined this application and known the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon finding by the Zoning Official that any relevant information supplied on or with the application is substantially incorrect. I certify that the legal description I have submitted is accurate and understand that I am solely responsible for the accuracy of the description submitted. I further understand that only complete applications including all required exhibits, and fees are received by the City of Tuscaloosa Office of Urban Development, Planning Division by the scheduled deadline in order to be placed on the agenda.

☒ I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS ON THE BACK OF THIS APPLICATION

Applicant: [Signature] Date: 6/11/2021

**PLEASE SUBMIT AN ELECTRONIC COPY OF
PAGE ONE (1) AND ANY NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd FL planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401 [SUBMIT FORM](#)



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Address: 2616 22nd Street City/State: Tuscaloosa / AL ZIP Code: 35401

Property Owner (If different from applicant)
Name: HEIR PROPERTY Email: _____ Phone: _____
Address: (7 owners) City/State: _____ / _____ ZIP Code: _____

Property
Address: 2616 HARRIS AVE City/State: Tusc. / AL ZIP Code: 35401
Subdivision: JJ HARRIS Parcel ID: 63-31-08-27.4 Lot Number: _____
Existing buildings or structures: auto repair shop -002-004.000 Lot Size: 1.26 Acres

The petitioner requests a change to the Zoning Map as indicated below:

Current zoning: R-4 Request zoning change to: MG
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Z-10-21: Griffin Corner II

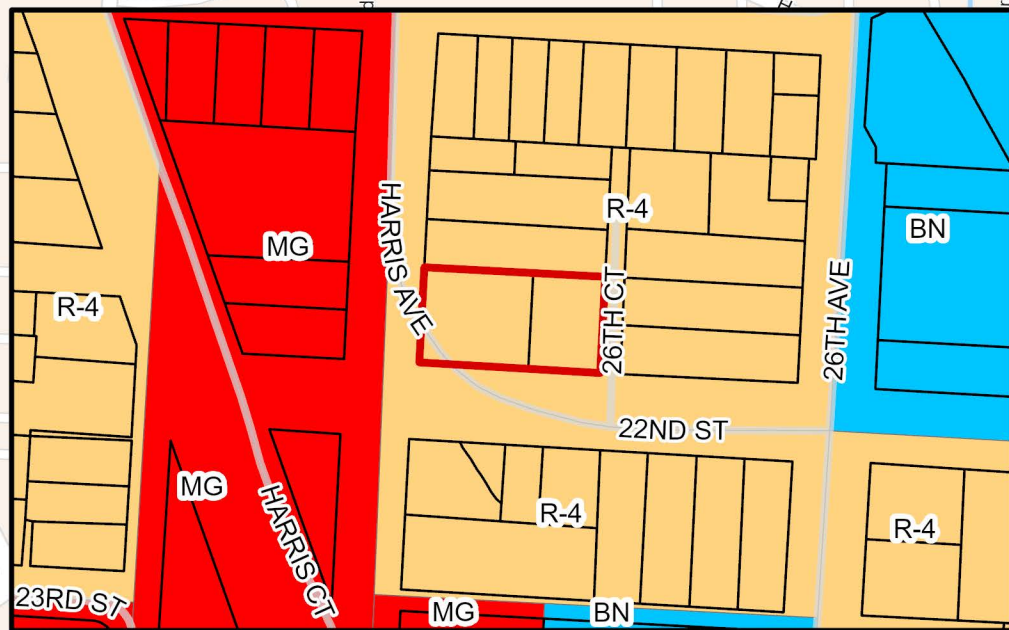
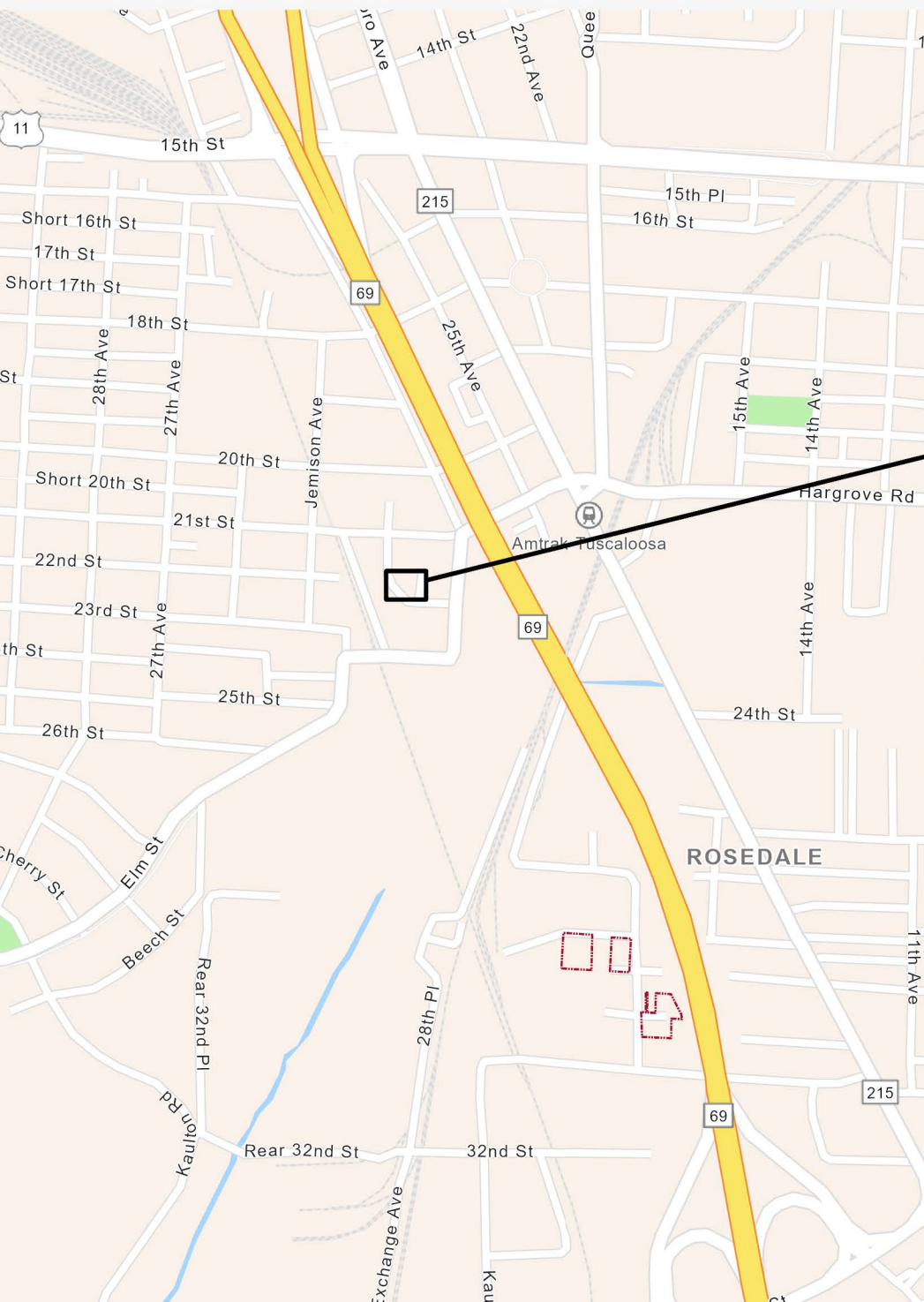
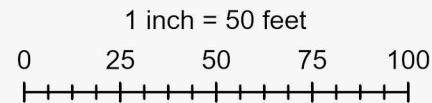
1 inch = 50 feet
0 25 50 75 100



 Z-10-21



Z-10-21: Griffin Corner II



PLANNING COMMISSION STAFF REPORT

July 19, 2021

Z-10-21

GENERAL INFORMATION

Property Owner (x) Petitioner (x)

Georita Griffin

Requested Action and Purpose

Rezone from R-4 to MG; construct automobile repair shop adjacent to existing grandfathered shop.

Location and Existing Zoning

2616 Harris Avenue & 2616 22nd Street. Currently zoned R-4.

Size and Existing Land Use

0.43 acres; existing automobile repair shop and existing single-family dwelling

Surrounding Land Use and Zoning

North – Mostly vacant, Zoned R-4

East – Vacant, Zoned R-4

South – Auto Mostly vacant, Zoned R-4

West – Vacant, Zoned MG

Applicable Regulations

The Industrial Districts are created to provide minimum standards for the development and use of three (3) classes of industrial uses. In MG General Industrial Districts, industrial facilities and uses are permitted whose normal operating characteristics require a moderate degree of regulation and geographic separation to prevent adverse effects upon other property. The facilities and uses permitted in each of the industrial districts are delineated by two (2) means:

(1) A list of the general categories of uses permitted in the district concerned, provided that they comply with the applicable performance standards; and

(2) Performance standards, with which all uses and facilities in the district must comply.

See end of report for table of permitted uses in the MG zone.

Transportation

Harris Avenue and 22nd Street, both local streets

Physical Characteristics

0.43 acres; automobile repair shop next to single-family dwelling

PLANNING COMMISSION STAFF REPORT

July 19, 2021



SUBJECT PROPERTY

ANALYSIS

The applicant is proposing to rezone the property in order to accommodate an automobile repair shop. Currently, the property is a grandfathered repair shop, zoned R-4. The northern property, also zoned R-4, is proposed to have a new shop constructed on it that operate in conjunction with the existing shop. It has previously been heard by the Commission, and was not recommended for approval to the City Council.

If approved, it will allow the new shop to be built in accordance with the landscape ordinance, which requires a 50' buffer between industrial uses and residential uses.

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood, Core (TNC) (p. 21). TNC areas are “residential areas encompassing Tuscaloosa’s early historic neighborhoods” and are “appropriate for a mix of compact housing ranging from small-lot single family, to townhomes and small multi-family buildings” (pg. 33). Furthermore, it states “small office, commercial, and civic uses may also exist in these areas along major thoroughfares” (pg. 33). While the Zoning Ordinance updates have only recently begun as part of the Framework process, building blocks were outlined to serve as a general guide to the intended scale and character of development. For TNC, building blocks include (p. 33):

- Height range: 1-3 stories (generally up to 35 feet)
- Building form: variety of building types and sizes clustered and grouped but linked by a connected street network
- Building setback: 0-20 feet, generally consistent within a block
- Streets: blocks are small and walkable; streets generally form a grid system within the neighborhood; alleys are common
- Transportation: walking, biking, transit, automobile
- Parking: on-street and private off-street

PLANNING COMMISSION STAFF REPORT

July 19, 2021

- Open Space: preserved passive open space, neighborhood/community parks, pocket parks, private yards, connections to school yards

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. 11):

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.

In support of this Goal and pertinent to this request, the following objectives and actions were outlined:

- Objective 7: Facilitate development in West Tuscaloosa
 - 7.1: Focus revitalization efforts in West Tuscaloosa neighborhoods
 - 7.3: Locate heavy industrial uses away from neighborhoods

Objective 7.1 states, “a fundamental component of the West Tuscaloosa community is the existing and well-established neighborhoods” (p. 59). Included in the “Area Intent” is to “encourage infill residential development on existing vacant parcels” (p. 59).

Objective 7.3 recognizes industrial uses in West Tuscaloosa as “valuable employment centers” (p. 61). However, it states, “some of these industrial uses within neighborhoods are seen as nuisances and are not appropriate for residential areas” (p. 61).

The Zoning Ordinance Revision Project is currently underway, will be city-wide, and will revise all zoning districts and standards.

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

PLANNING COMMISSION STAFF REPORT

July 19, 2021

MG Permitted Uses (Sec. 24-72):

Permitted Uses	MG
Barge terminal	X
Brewery	X
Dry cleaning and dyeing, laundry	X
Farm and agricultural operations, subject to restrictions listed in chapter 4 of the City Code	X
Food catering	X
Heliport or short take-off and landing airfield meeting all FAA standards, provided that no part of such heliport or airfield is less than 1,200 feet from any property in a residence district	X
Ice and cold storage plant; food processing other than slaughtering of animals	X
Manufacturing, assembling and fabricating operations	X
Off-site sign	X
Other customary accessory uses and buildings, provided such uses are incidental to the principal use and are located on the same lot with the principal use	X
Other industrial or business uses not including taverns, lounges, package liquor stores, and convenience stores, which, in the opinion of the board of adjustment, are similar to those listed in the district concerned	X
Printing and binding	X
Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone, and water	X
Quarrying; mining; sand and gravel extraction	X
Railroad tracks and sidings, other than a railroad switching yard	X
Repair of motor vehicles	X
Retail sales of construction equipment, trucks, machine tools, or farm implements	X
Terminal for transferring trailers or containers to and from railroad flatcars	X*
Tradesmen, operatives, service contractors, such as plumbing contractors, electrical contractors and the like	X
Trucking terminal	X*
Uses permitted, or permitted as a special exception, in BGO Business Districts	X
Veterinary clinic or kennel, provided that no animal pens outside an enclosed building shall be less than 1,000 feet from any property in a residence district	X
Warehousing and storage, not including storage of garbage, offal, or dead animals	X
Wireless telecommunication towers and antennas	X

Footnotes:

- (*) Permitted only on property having ready access to a street or highway classified as an arterial street or higher in the Major Street Plan of Tuscaloosa.