



PLANNING AND ZONING COMMISSION
August 18, 2025
STAFF REPORT

CASE NUMBER

RZ-2025-0103

PROJECT NAME

112 Tall Timber Rd

SITE DATA

- 13.00 acres

REQUEST

Rezoning

ZONING/DISTRICT

Current: E (Single-Family Estate Residential District)
 Request: A (Agriculture District)

COMP PLAN FLUM

Rural Residential

Parcel ID

23 5 15 0 002 004.000

LOCATION

112 Tall Timber Rd

ENGINEER

OWNER/DEVELOPER

Roy & Lori Harlan

DESCRIPTION OF USE

In 2017, our family relocated to Alabaster from Washington, D.C. We were thrilled to find a 13-acre property that would allow us to give our children a very different lifestyle than they had experienced in our urban subdivision. We have enjoyed a variety of animals on our property since the move, primarily horses, but we are interested in creating a small hobby farm we can also use as a family-friendly party venue. No additional buildings will be required for this venture, and even without a potential business, our desire is to enjoy the property for more than just horses. When we began our application to the city for the farm business, we realized we are zoned as an estate lot. That zoning will not allow us to use our extensive barn and pastures for any animals

ZONING/REGULATIONS ANALYSIS

This property is within a subdivision that is large Estate Lots but it is also adjacent to existing Agricultural property. This is over 13 acres of land so there is plenty of room to stay away from the existing Estate property.

DIRECTION	ADJACENT LAND USE	ZONING
N		A
E		E
S		E
W		E

NEXT STEPS IF RECOMMENDED

- Sept 8th – City Council Set Public Hearing
- Sept 14th – Full Advertisement
- Sept 21st – Synopsis
- Oct 13th – City Council Public Hearing

except horses. We have made improvements to our property that include being fully fenced with 4 x 4 wire in addition to the existing split rail fencing, establishing a waste management plan with rotational grazing and harrowing of pastures, and a fly management system using natural FlyPredators that are distributed on the property from March-October. Adjacent properties are zoned Agriculture, and the historic use of this property is the same. We request a zoning change from estate lot to agriculture.