

ZONING BOARD OF ADJUSTMENT STAFF REPORT

October 27th, 2025

ZBA-102-25

GENERAL INFORMATION

Petitioner

Ginger Kontos

Requested Action and Purpose

Petition for a special exception to operate a liquor store.

Location and Existing Zoning

589 Lurleen B Wallace Blvd North. Zoned D. (Council District 4)

Size and Existing Land Use

Approximately 0.24 acres, Commercial

Surrounding Land Use and Zoning

North: Commercial, D

East: Commercial, D

South: Commercial, D

West: Commercial, D

Applicable Regulations

Sec. 25-39.d Special Exception Use Permit

d. Decision-Making Standards for Special Exception Use Permit

The Zoning Board of Adjustment may approve a special exception use permit application only upon finding the proposed special exception use:

1. Complies with all applicable district-specific standards in Article IV :Zoning Districts;
2. Complies with all applicable standards in Article V : Use Regulations;
3. Complies with all relevant subdivision standards in the Subdivision Regulations;
4. Will not have a substantial adverse impact on vehicular and pedestrian safety;
5. Will not have a substantial adverse impact on vehicular traffic;
6. Is compatible with the character of surrounding development and the neighborhood;
7. Will not have a substantial adverse impact on adjoining properties in terms of noise, lights, glare, vibrations, fumes, odors, litter, or obstruction of air or light;
8. Will not have a substantial adverse impact on the aesthetic character of the area where it is proposed to be located; and
9. Will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public.

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Sec. 25-101.6.iv

(iv). Liquor store. No liquor store use shall be located within one thousand (1,000) feet of another liquor store use, a casino/gambling hall, a check cashing establishment, a tobacco or vape shop, a tattoo establishment, a sexually-oriented business, or a residential use in a residential district.

SUMMARY

The petitioner is requesting a special exception to operate a liquor store. The petitioner states that the business will engage in the sale of specialty wines, beer, and liquor. The hours of operations will be from Monday to Saturday from 11:00 a.m. to 8:00 p.m. Per the petitioner, these hours are subject to change based on demand. The business will have three-time employees including the petitioner.

Office of Urban Development, Planning Division: No comment

Office of Urban Development, Code Enforcement: No violations found, or complaints received

Office of Urban Development, Building and Inspections Division: No comment.

Infrastructure and Public Services, Engineering Division: No comment

Fire and Rescue Department, Fire Administration: No comment

Special Exception Use Application

Property Information:

Site Address:

589 Lurleen Wallace Blvd, Tuscaloosa, Alabama 35401

Total Acres:

0

Number of Existing Structures:

1

Current Zoning:

Downtown (D)

Current Land Use:

Vacant

Proposed Land Use:

Mixed-use

Applicant Information:

Applicant Name:

Ginger Kontos

Is the applicant also the property owner?

Yes

Detailed Description of the Proposed Request:

Beverage Boutique, Specialty wines, beer and liquor sales

Top Shelf products in a quaint setting, catering to downtown residents and guest.

Supporting Documents:

Documents:

DAVID WHITE DRAFT _LURLEEN_B_WALLACE_BLVD_N2-Model.pdf

outside 1000' parameter map.pdf

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



589 Lurleen B Wallace Blvd N

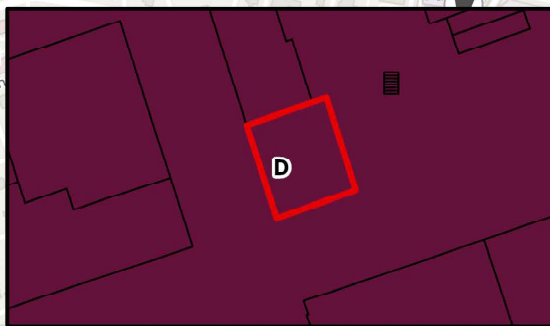
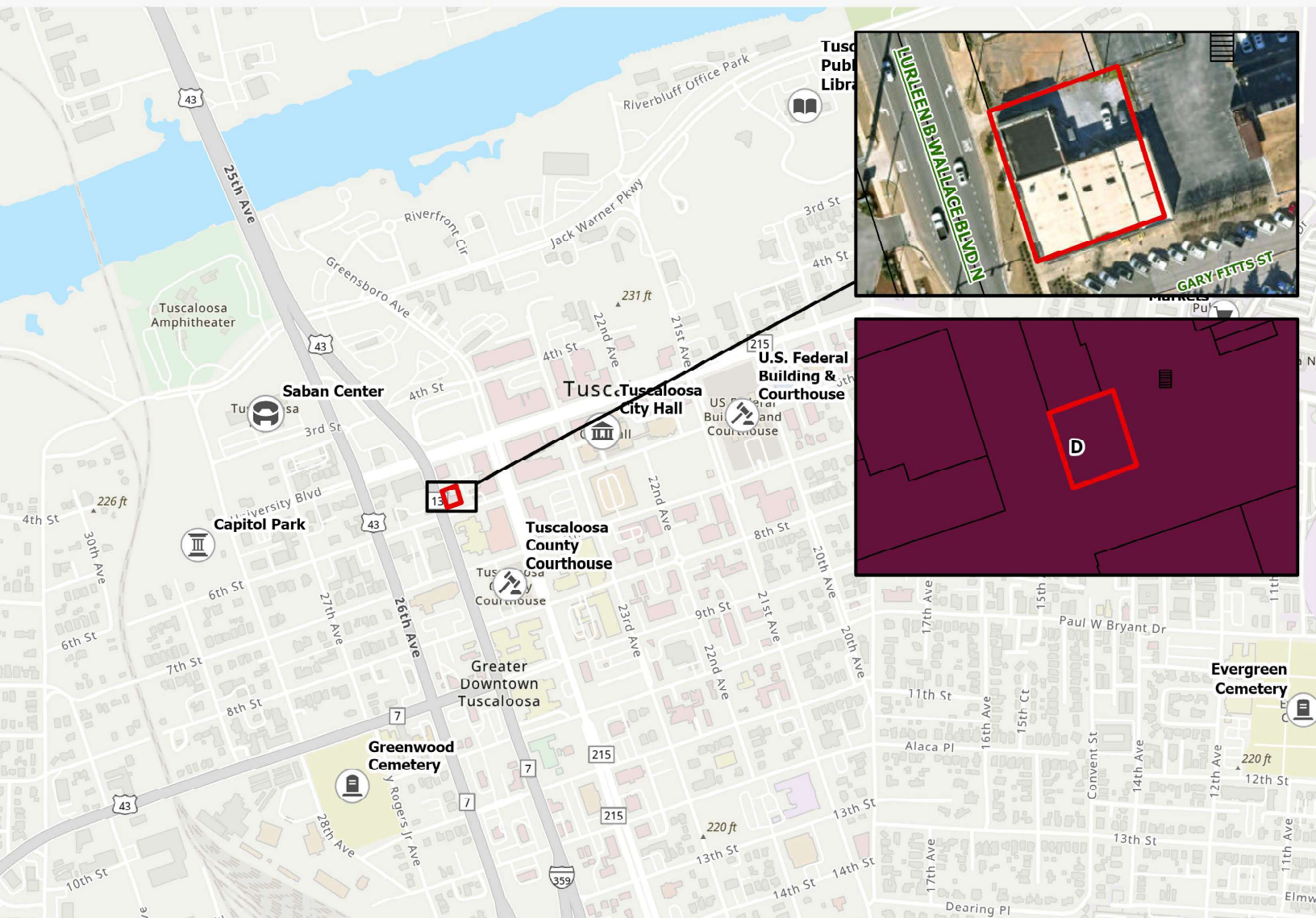
1 inch = 50 feet
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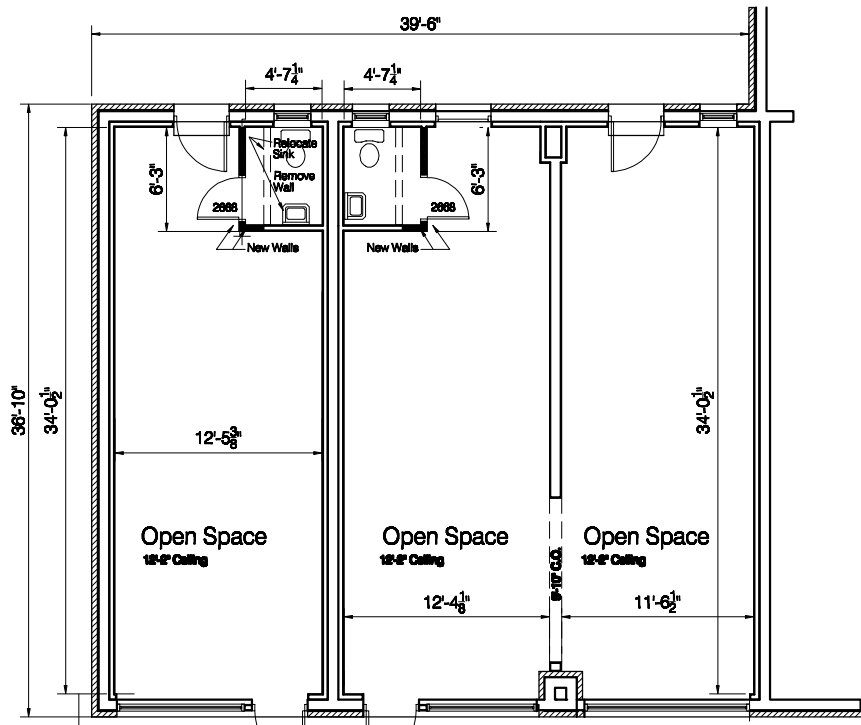




589 Lurleen B Wallace Blvd N

0 375 750 1,125 1,500 Feet





Unit A

426 Sq. Ft. Floor Space

Unit B

838 Sq. Ft. Floor Space

Lurleen B. Wallace Blvd N.

Renovation Plan for Ginger Konto		Date
827 Lurleen B. Wallace Blvd N., Tuscaloosa, Alabama 35401		09/19/2020
White's Drafting		Sheet
108 Brookhaven Dr. Phone (205) 768-8512		A-1
Tuscaloosa, AL 35406 E-Mail whitesdrafting@aol.net		of

