

PLANNING COMMISSION STAFF REPORT

November 17, 2025

Z-25-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

ABC Investment Inc./Abdullah Nagi

Requested Action and Purpose

Rezone from IL to GC. Parcel is requesting zoning change because, “We are in retail business of convenience stores, gas stations & liquor stores etc. We do not currently participate in any light industrial activities, nor do we have any plans to pursue such business operations in the future.”

See the applicant’s complete description below.

Location and Existing Zoning

1515 12th Avenue – IL

Size and Existing Land Use

0.2 acres total; Commercial

Surrounding Land Use and Zoning

North – Industrial, Zoned IL

East – Residential, Zoned MFR

South – Residential, Zoned MR-2

West – Industrial, Zoned IL

Applicable Regulations

Sec. 25-83. – Purpose.

The purpose of the general commercial (GC) district is to provide lands for the development of a wide range of nonresidential uses including office, commercial, employment and retail businesses, that may be developed in conjunction with residential uses, either in the same building or on the same development site.

See end of report for details of permitted uses in the GC zone.

Transportation

12th Avenue, a Local street

16th Street, a Local street

Physical Characteristics

0.2 acres to be rezoned. The property currently commercial, with residential zoning to the east and south and industrial zoning to the north and west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Flex Employment Center (FE) (p. 22).

FE areas include “Flex Employment Centers accommodate an array of modern, low-impact industrial uses that include assembly, processing, warehousing, as well as flexible office/industrial space suitable for new technologies or research and development activities. These areas include existing light industrial operations. Most industrial uses are contained within a building or facility.” (p. 38).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For FE, building blocks include (p. 38):

- Height range: 1-6 stories (generally up to 75 feet).
- Building form: Large to very large footprint structures offering flexible space to accommodate various users.
- Building setback: Varies; should be consistent with the surrounding context.
- Streets: Varies; street design should reflect the surrounding context.
- Transportation: Primarily car-focused development and may include accommodation for large trucks.
- Parking: Off-street surface lots.
- Open Space: Passive preserved land and landscaped setback areas, generally private.

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. 10):

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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.

The intent of the FE area outlined on pg. 38 is as follows:

- Provide flexible space to support a variety of low-impact but high-value industrial activities.
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where flex employment sites are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

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

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Sec. 25-101. – Commercial Principal Use Table.

Table V-3: Principal Use Table for Commercial Uses, identifies the uses within the Commercial Use Classification that are allowed by right, allowed as a conditional use, allowed as a special exception use, or prohibited within each zoning district. Use categories are described in subsection b below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V-3 and are located in subsection c below.

Table V-1: Principal Use Table for Commercial Uses

P = Permitted by right

C = Conditional use permit required

S = Special exception use permit required

A = Allowed in PD district

blank cell = Prohibited use

	RESIDENTIAL															INST		BUSINESS								INDUS.		PD						
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25-5.2.5.)	
Animal Care																																		
Kennel																								P		S	P	P	P		A		c.1.i	
Pet Grooming																				S			S	P	S	P	P	P	P		A			
Veterinary Clinic																				S				P	S	S	S	P	P		A		c.1.ii	
Business Services																																		
Broadcasting Studio																		P	P	P	P	P	S		P	P	P	P	P	P		A	A	
Catering																		P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	
Conference or Training Center																		P	P	P	P	P	P	P	P	P		P	P			A	A	
Contractor Office																				P	P			P		S	P	P	P	P		A		c.2.i
Data Center																								P				P	P	P	P			
Office																		P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	
Research and Development																		P	P		S	S	P	S	P		S	P	P	P	P	A	A	
Food and Beverage Services																																		
Bar: Club																				C					C	C								c.3.i(a) & c.3.i(b)
Bar: Restaurant																				C	C		C	C	C	C		C				C	C	c.3.i(a) & c.3.i(c)
Bar: Tavern																				C	C		C	C	C	C	C					C	C	c.3.i(a) & c.3.i(d)
Brewpub																				P	P	S	P	P	P	P	S		P			A	A	
Cigar Bar																				P	S	S	P	P	P	P	P	P				A	A	
Coffee House																				P	P	P	P	P	P	P	P	P	P			A	A	
Restaurant, Quick-service																				P	P	P	P	P	P	P	P	P				A		c.3.ii
Restaurant, Sit-down																		P	P	P	P	P	P	P	P	P	P	P				A	A	
Wine Bar																				P	S	S	P	P	P	P	P	P				A	A	
Lodging																																		
Bed and Breakfast			S	S		S	S	S	S	S											P	P		S										c.4.i
Hotel																				P	P	P	P	P	P	P	P				A	A		c.4.ii

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	RESIDENTIAL																INST		BUSINESS								INDUS.		PD					
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25-5.2.5. __)	
Recreational Vehicle (RV) Park																S											S						c.4.iii	
Short-Term Rental	See use-specific standards for use permissions																												A	A	c.4.iv			
Recreation and Entertainment																																		
Casino/Gambling Hall																											C				C		c.5.i	
Marina				S																		P	P								A	A	c.5.ii	
Private Event Space	S																P	P	P	P	P	P	S	P	P	S	P	S			A	A		
Recreation, Indoor	P																P	P	P	P	P	P	P	P	P	P	P	P	P		A	A		
Recreation, Outdoor	P																P	P	S	S	S	S	P	P	P	S	S	S			A	A		
Theater or Auditorium																	P	P	P	P	P	P	P	P	P	P		P	S			A	A	
Theater, Drive-in																								P			P				A			
Retail Sales and Services																																		
Check Cashing																											P					A		c.6.i
Convenience Store																				P	P	P	P	P	P	P	P	P	P			A	A	
Financial Institution																				P	P	P	P	P	P	P	P	P	P			A	A	
Funeral Home																					S			P			S	P				A		c.6.ii
Laundromat																		P						P	P	P	P					A		
Laundry and Dry-cleaning Retail Facility																				S	P	P			P	P	P	P				A		c.6.iii
Liquor Store																				S	S		P	P	P	S	S	P				A	A	c.6.iv
Personal Services																				P	P	P	P	P	P	P	P	P	P			A	A	
Pharmacy																		P	P	P	P	P	P	P	P	P	P	P	P			A	A	
Plant Nursery/ Greenhouse																					P	P		S	P	P	S	P	P			A		c.6.v
Retail Sales, Large																								P			P					A		c.6.vi
Retail Sales, Medium																				P	P	P	P		P	P		P				A	A	c.6.vi
Retail Sales, Small																				P	P	P	P	P	P	P	P	S				A	A	c.6.vi
Self-Service Storage																								P			P	P	P			A		c.6.vii
Sexually-oriented Business																								S			S	S	P					c.6.viii
Tattoo Establishment																								P			P	S	S			A		c.6.ix
Tobacco or Vape Shop																								P			P	S				A		c.6.x
Vehicle-Mounted or Tent-Sheltered Retail													S	S	S		P	P	S	S	S		S	S	S	S	S	P	P	P	A		c.6.xi	

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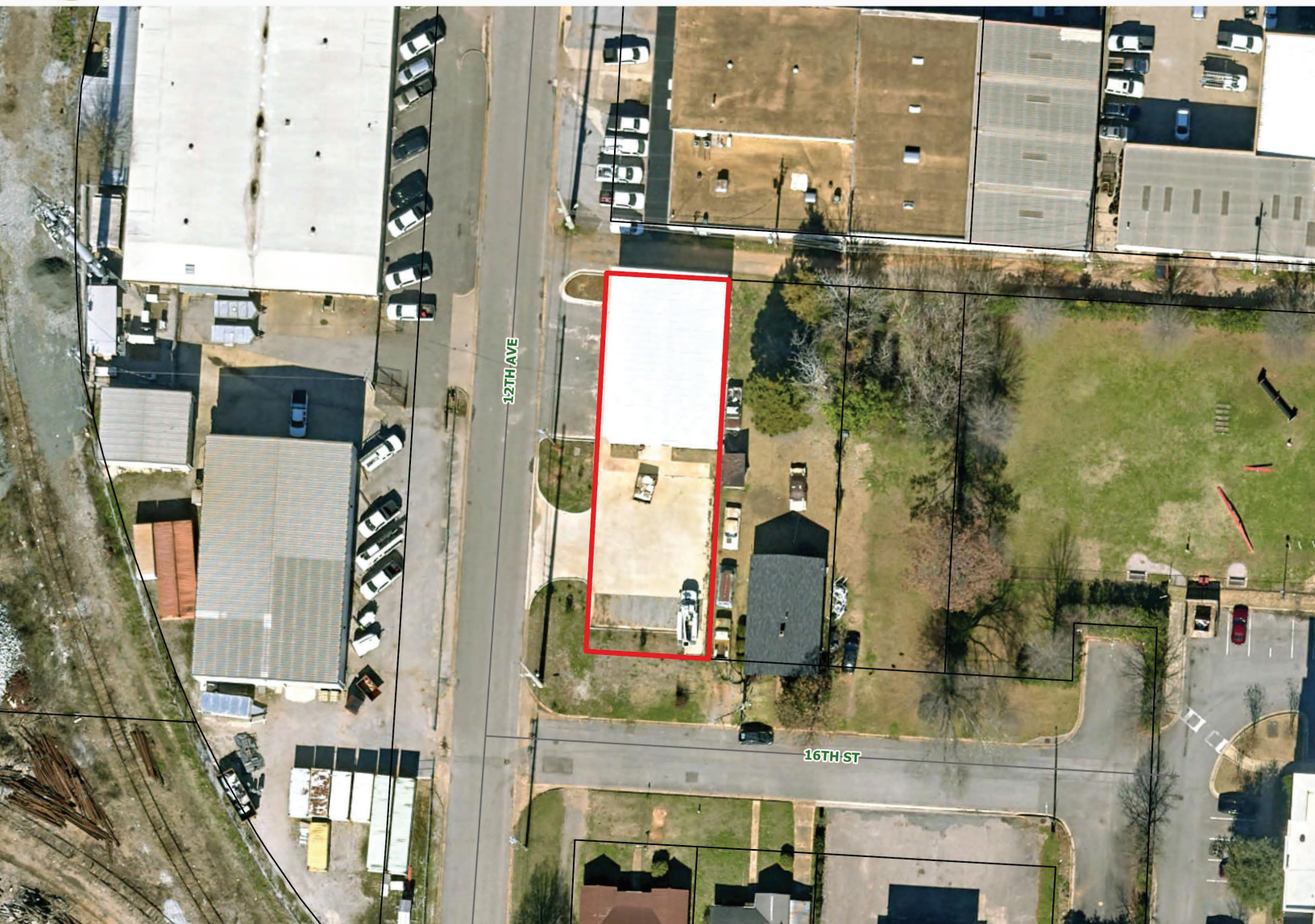
blank cell = Prohibited use

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Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25-5.2.5. __)
Vehicle Sales and Service																																	
Automobile Wash																								P			P	P			A		
Heavy Vehicle and Farm Equipment Sales and Rental																											P	P	P	P			c.7.i
Heavy Vehicle Fuel Station																											P	P	P				
Heavy Vehicle Repair																											P	P	P				
Light Vehicle Fuel Station																				P				P	P	P	P	P	P	P	A		c.7.ii
Light Vehicle Repair																								S	S	S	P	P	P	P	A		c.7.iii
Light Vehicle Sales and Rental																								P			P				A		c.7.iv
Manufactured Building Sales																											P		P	P			
Mobile Home Sales																											P		P	P			
Ride-hailing or Taxi Service																			P	P	P			P	P		P	P	P		A		



1515 12th Avenue

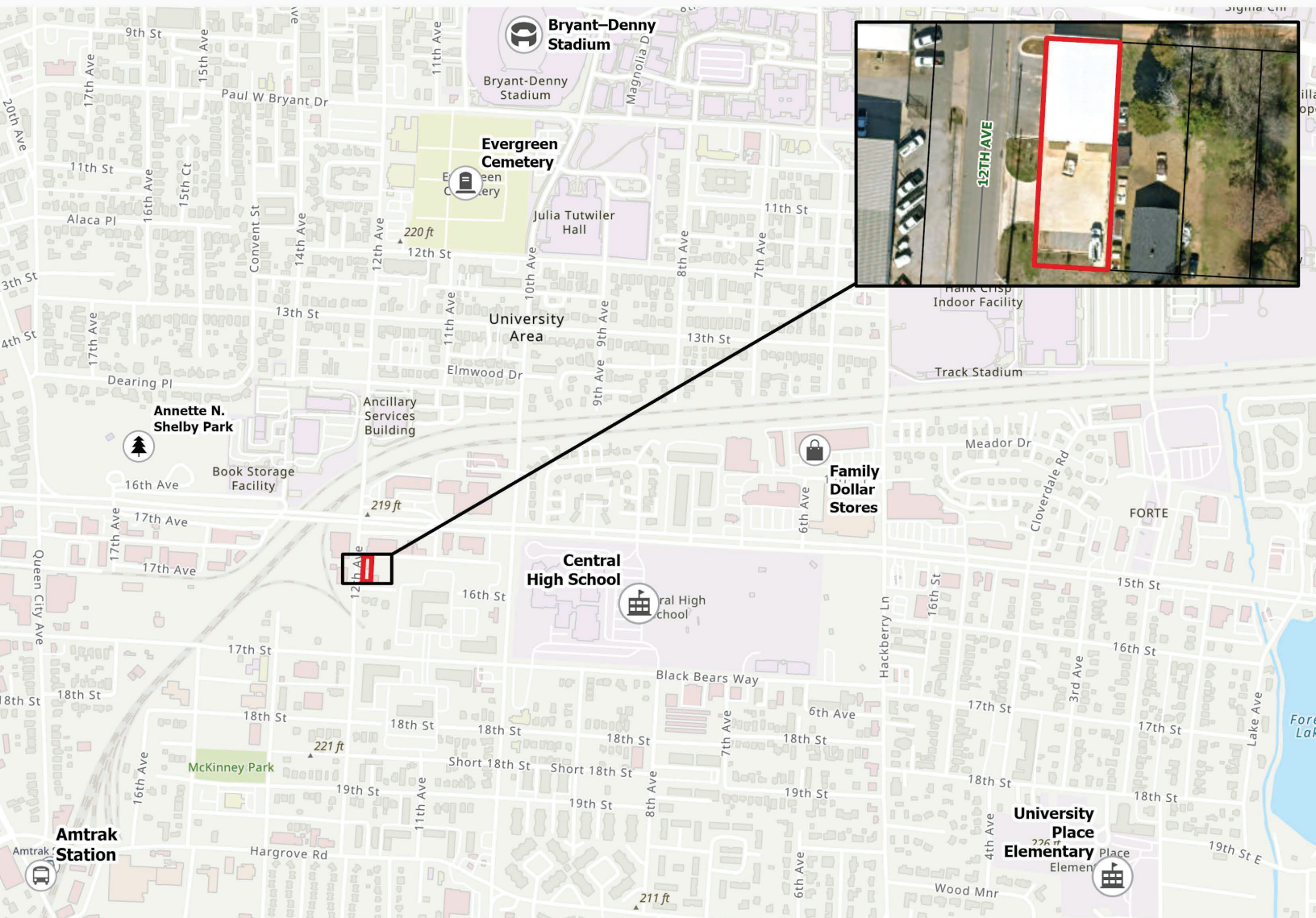
1 inch = 50 feet
0 25 50 75 100 Feet





1515 12th Avenue

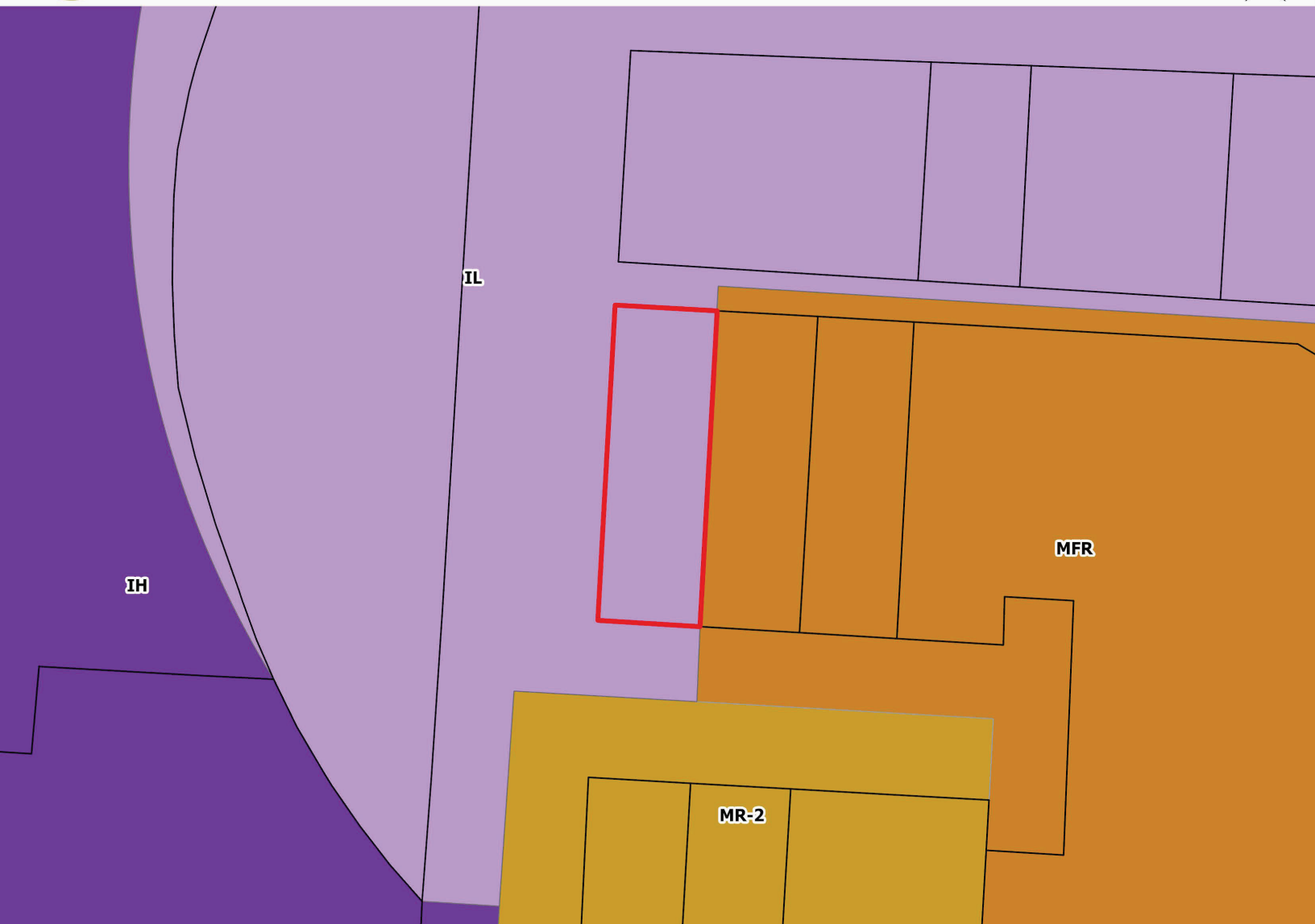
1 inch = 750 feet
0 375 750 1,125 1,500 Feet





1322 & 1333 31st Street East

1 inch = 60 feet
0 30 60 90 120 Feet



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

10/14/2025

Property Information:

Site Address:

1515 12th AVENUE, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 07 26 2 007 006.000

Total Acres:

1

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Industrial Light (IL)

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Detailed Description of the Proposed Request, Including Reason for Rezoning:

In December of 2020 we applied for rezoning of this property & our request was approved. Since then, we have spent a fair amount of time, effort & expense on upgrading the site & the building for our proposed convenience store.

Sometimes during The City of Tuscaloosa comprehensive zoning program our property was rezoned back to light Industrial Light as it was before in 2020.

We are in retail business of convenience stores, gas stations & liquor stores etc. We do not currently participate in any light industrial activities, nor do we have any plans to pursue such business operations in the future. We all probably believe light industrial will not be suitable for our central part of Tuscaloosa & In general light Industrial zoning probably will be more appropriate for out of city limits. We also believe this is a zoning downgrade for our neighborhood & will limit us in altering & expanding our business in the future.

We are requesting this property to be rezoned to General Commercial.

GREAT REGARDS

Applicant Information:

Applicant Name:

ABC Investment Inc./ Abdullah Nagi

Supporting Documents:

Legal Description

Property Legal Discriptionl.docx

Site Plan:

21-1883 Stamped and Approved Plans 10-6-21 (1)
(1).pdf

Elevation Drawings:

1515 Corner Store_Arch1storySet_041223 (4).pdf

Additional Documents:

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.

