

ZONING BOARD OF ADJUSTMENT STAFF REPORT

March 23, 2026

ZBA-10-26

GENERAL INFORMATION

Petitioner

Corace Stewart

Requested Action and Purpose

Petition for a special exception to allow the use of a private club or lodge for the operation of an after-school program

Location and Existing Zoning

2518 Fosters Ferry Rd. Zoned MR-1. (Council District 1)

Size and Existing Land Use

Approximately 0.55 acres, Vacant

Surrounding Land Use and Zoning

North: Single-family residence, MR-1

East: Vacant, SFR-3

South: Single-family residence, SFR-3

West: Single-family residence, MR-1

Applicable Regulations

Sec. 25-100.c.1.iii Standards Specific to Institutional Uses

iii. Private club or lodge

The principal use of the facility shall be as a meeting hall for fellowship, ceremonies, and club business meetings. Any amusement or recreation facilities shall be a secondary use.

SUMMARY

The petitioner is requesting a special exception to operate a private, non-profit youth development center. The property will serve as a supervised youth development center for children and teens aged 8-19 years. The petitioner states that the organization will provide after-school programming, summer enrichment programming, mentorship, academic support, workforce development training, leadership development, STEM activities, and life skills education. The petitioner expects an average daily attendance of 40 to 60 youth with five to six staff members. The center will provide van transportation and allow parent drop-off/ pick-up.

The center will operate an after-school program Monday through Friday from 2:30pm to 5:30pm, a summer program Monday through Friday from 7:00am to 5:30pm, and occasional evening or Saturday programs for special events.

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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:

2518 Fosters Ferry Rd, Tuscaloosa, Alabama 35401

Total Acres:

0.90

Number of Existing Structures:

2

Current Zoning:

Mixed Residential 1 (MR-1)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Applicant Information:

Applicant Name:

Corace Stewart

Is the applicant also the property owner?

Yes

Detailed Description of the Proposed Request:

The applicant, Fork in the Road Foundation, is requesting a Special Exception to operate a private, nonprofit youth development center at the property located at 2518 Fosters Ferry Road, Tuscaloosa, Alabama 35401, which is currently zoned MR-1 (Mixed Residential 1).

The proposed use is a structured, supervised youth development facility serving children and teens ages 8–19. The organization will provide after-school programming, summer enrichment programming, mentorship, academic support, workforce development training, leadership development, STEM activities, and life skills education.

The center will operate primarily during the following hours:

- After-school program: Monday–Friday, approximately 2:30 PM – 5:30 PM
- Summer program: Monday–Friday, approximately 7:00 AM – 5:30 PM
- Occasional evening or Saturday programming for special events, workshops, or parent engagement sessions.

The facility will not function as a nightclub, event venue, or commercial entertainment space. All programming will be structured, supervised by trained staff, and limited to registered participants.

Transportation may include parent drop-off/pick-up and organization-owned van transportation for students enrolled in the program.

The proposed use is consistent with community-oriented services and is designed to provide a safe, structured environment for youth in the surrounding residential area. The program will operate in a manner that minimizes noise, traffic congestion, and disruption to neighboring properties.

No industrial activities, large-scale commercial operations, or overnight lodging are proposed.

The purpose of this request is to establish a permanent location for a nonprofit youth-serving organization that focuses on mentorship, academic support, workforce preparation, and positive youth development within the Tuscaloosa community.

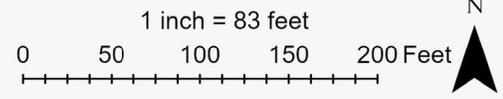
Supporting Documents:

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.



2518 Fosters Ferry Road





2518 Fosters Ferry Road

0 875 1,750 2,625 3,500 Feet

