

# ZONING BOARD OF ADJUSTMENT STAFF REPORT

May 27, 2026

**ZBA-23-26**

## **GENERAL INFORMATION**

### **Petitioner**

A-1 Investments Inc.

### **Requested Action and Purpose**

Variance from the use specific standards to allow the use of a liquor store

### **Location and Existing Zoning**

520 15<sup>th</sup> Street. Zoned UC. (Council District 4)

### **Size and Existing Land Use**

Approximately 1.97 acres, Vacant

### **Surrounding Land Use and Zoning**

North: U-Triplexes, MRU

East: Commercial, UC

South: Commercial, GC

West: Commercial, UC

### **Applicable Regulations**

#### **Sec. 25-101.c.6.iv - Standards specific to commercial uses**

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 variance from the use specific standards to allow the use of a liquor store. The petitioner plans to construct a gas station with an accompanying convenience store, quick-service restaurant, and liquor store located in one 8,000sf building. The proposed liquor store will occupy 1,400 square feet of the total building, and will operate Monday through Saturday from 10 a.m. to 10 p.m., and Sunday from 12 p.m. to 9 p.m. The new building collectively will have 22 employees.

The petitioner is requesting a variance from the 1000' distance requirement to be located within 1000' of the following uses:

- A residential use in a residential district
- A tobacco/vape shop located at 422 15<sup>th</sup> St (Smoke It Up Tobacco)
- A sexually-oriented business located at 1535 Hackberry Ln (Kalli's Love Stuff Tuscaloosa)
- A package store located at 305 15<sup>th</sup> St (Chevron)
- A check cashing establishment located at 622 15<sup>th</sup> St (Quick Pawn Shop)

ZONING BOARD OF ADJUSTMENT STAFF REPORT

May 27, 2026

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

# Variance Application

## Property Information:

**Site Address:**

520 15th st, Tuscaloosa, Alabama 35401

**Total Acres:**

1.97

**Number of Existing Structures:**

0

**Current Zoning:**

University Commercial (UC)

**Current Land Use:**

Vacant

## Applicant Information:

**Applicant Name:**

A-1 investment INC

**Is the applicant also the property owner?**

Yes

**The primary consideration for a variance request is whether a literal enforcement of a zoning ordinance will result in an unnecessary hardship. Circumstances that are not hardships include self-inflicted or self-created, inconvenient, financial or personal. The petitioner must specifically state a hardship for the variance.**

**Detailed Description of the Proposed Request, including Hardship:**

The owners of the Applicant formerly owned a liquor store at 10th Ave Package Store 1431 Hasberry Ln suite D, Tuscaloosa, AL, 35401. The landlord terminated the lease to the property, and the store closed on Sep 20th 2025. The building has since been demolished. The liquor store had been in business since 2005. The Applicant plans to develop and construct, adjacent to the former liquor store location, a new building which will include a Circle K convenience store, a Spirits' store, and a fast-food concept. Total sf for the building will be approximately 8000 sf. The Spirits store will comprise approximately 1400 sf. An architectural concept of the building is being provided, as well as the site plan.

## Supporting Documents:

**Site Plan (if applicable):**

12-23-25-A-1INVESTMENTS-C-STORE-100FULLSET.pdf

**Elevation Drawings (if applicable):**

11-10-25 - A-1 INVESTMENTS - C-STORE - 100% ARCHITECTURAL (111).pdf

**Additional Documents:**

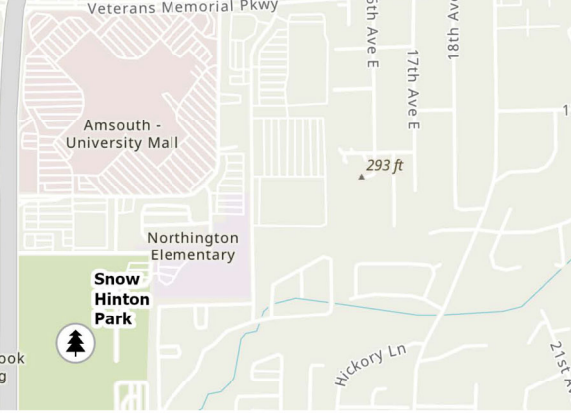
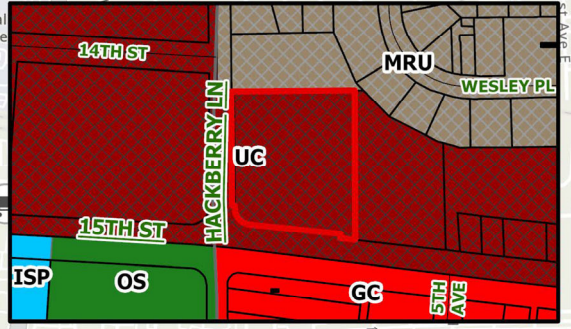
**Once submitted, a staff member will contact the applicant using the email provided on this form. If**

**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.**



# 520 15th Street

0 625 1,250 1,875 2,500 Feet

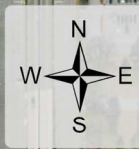




# 520 15th Street

1 inch = 100 feet  
0 50 100 150 200 Feet





QUIK PAWN SHOP

SMOKE-IT UP TOBACCO

Kalli's Love Stuff

Liquor Store

13TH ST

13TH LN

15TH ST

14TH ST

17TH ST

16TH ST

BLACK BEARS WAY

HACKBERRY LN

COLISEUM DR

COLISEUM ST

MEADOR DR

CLOVERDALE RD

WESLEY PL

PARKVIEW DR

7TH CT

6TH CT

6TH AVE

8TH AVE

7TH AVE

5TH AVE

4TH AVE

3RD AVE

2ND AVE

