

ZONING BOARD OF ADJUSTMENT STAFF REPORT

May 27, 2026

ZBA-24-26

**GENERAL INFORMATION**

**Petitioner**

A-1 Investments Inc.

**Requested Action and Purpose**

Special exception 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. Commercial principal use table**

**SUMMARY**

The petitioner is requesting a special exception 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.

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:**

520 15th st, Tuscaloosa, Alabama 35401

**Total Acres:**

1.92

**Number of Existing Structures:**

Lots

**Current Zoning:**

University Commercial (UC)

**Current Land Use:**

Vacant

**Proposed Land Use:**

Vacant

## Applicant Information:

**Applicant Name:**

A-1 investment Inc

Is the applicant also the property owner?

No

## Property Owner Information:

**Owner 1**

**Property Owner Name:**

A-1 Investment Inc

Detailed Description of the Proposed Request:

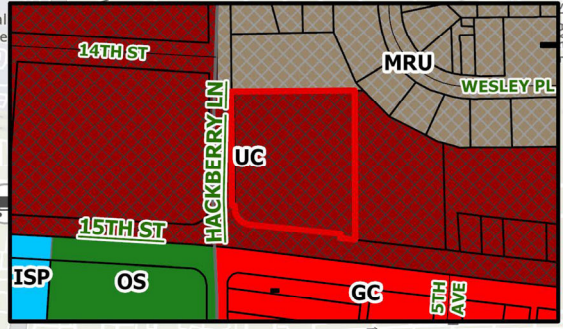
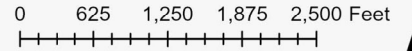
## Supporting Documents:

**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.



# 520 15th Street





# 520 15th Street

1 inch = 100 feet  
0 50 100 150 200 Feet



