

PLANNING COMMISSION STAFF REPORT

September 21, 2026

Z-23-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Northriver Country Club, LLC; Andy McCartney

Requested Action and Purpose

Rezone from OS to LC. The applicant states, "Requesting rezoning of existing Club property from Open Space (OS) to Lake Commercial (LC) to match it's current/proposed use."

Location and Existing Zoning

2500 Yacht Club Way Northeast – Zoned OS

Size and Existing Land Use

9.2 acres total; Commercial

Surrounding Land Use and Zoning

North – Commercial & Multi-family Residential, Zoned LC & GPD

East – Commercial, Zoned LC

South – Single-family residential, Zoned LR

West – Lake Tuscaloosa, Zoned OS

Applicable Regulations

Sec. 25-82. – Purpose.

The purpose of the lake commercial (LC) district is to provide lands near Lake Tuscaloosa for limited commercial development that supports the recreational use of the lake and/or residential uses in the immediate surrounding area. Uses are limited to small-scale restaurant, retail, and office uses, as well as marinas and ancillary development.

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

Transportation

Yacht Club Way Northeast, a Local street

Physical Characteristics

9.2 acres to be rezoned. The property is currently commercial, with single-family residential to the south, Lake Tuscaloosa to the west, commercial to the north and east, and multi-family residential to the north.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, these properties are identified in the Future Land Use and Character Map as Open Space and Recreation (PK) (p. 41) (p. 22).

In Framework, "The Open Space and Recreation designation includes city and county parks, areas of preserved land such as the University of Alabama Arboretum, as well as private golf courses and cemeteries which function as open space" (p. 41).

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.

a. 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-3: 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		A				
Veterinary Clinic																				S				P	S	S	S	P	P		A		c.1.ii	
Business Services																																		
Broadcasting Studio																		P	P	S	S	S	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	S		P			A	A		
Cigar Bar																				P	S	S	P	P	P	P	P				A	A		
Coffee House																				P	P	P	P	P	P	P	P	P			A	A		
Restaurant, Quick-service																				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				A	A		
Lodging																																		

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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. __)
Bed and Breakfast			S	S		S	S	S	S	S										P	P	P	S										c.4.i
Hotel																			P	P	P	P	P	P	P		P				A	A	c.4.ii
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	S	S	P	S	P	P	S	P	S			A	A	c.5.iii
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	S			A	A	
Theater, Drive-in																									P		P				A		
Retail Sales and Services																																	
Check Cashing																											P				A		c.6.i
Convenience Store																			S	S	S	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		Error! Reference source not found.
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			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

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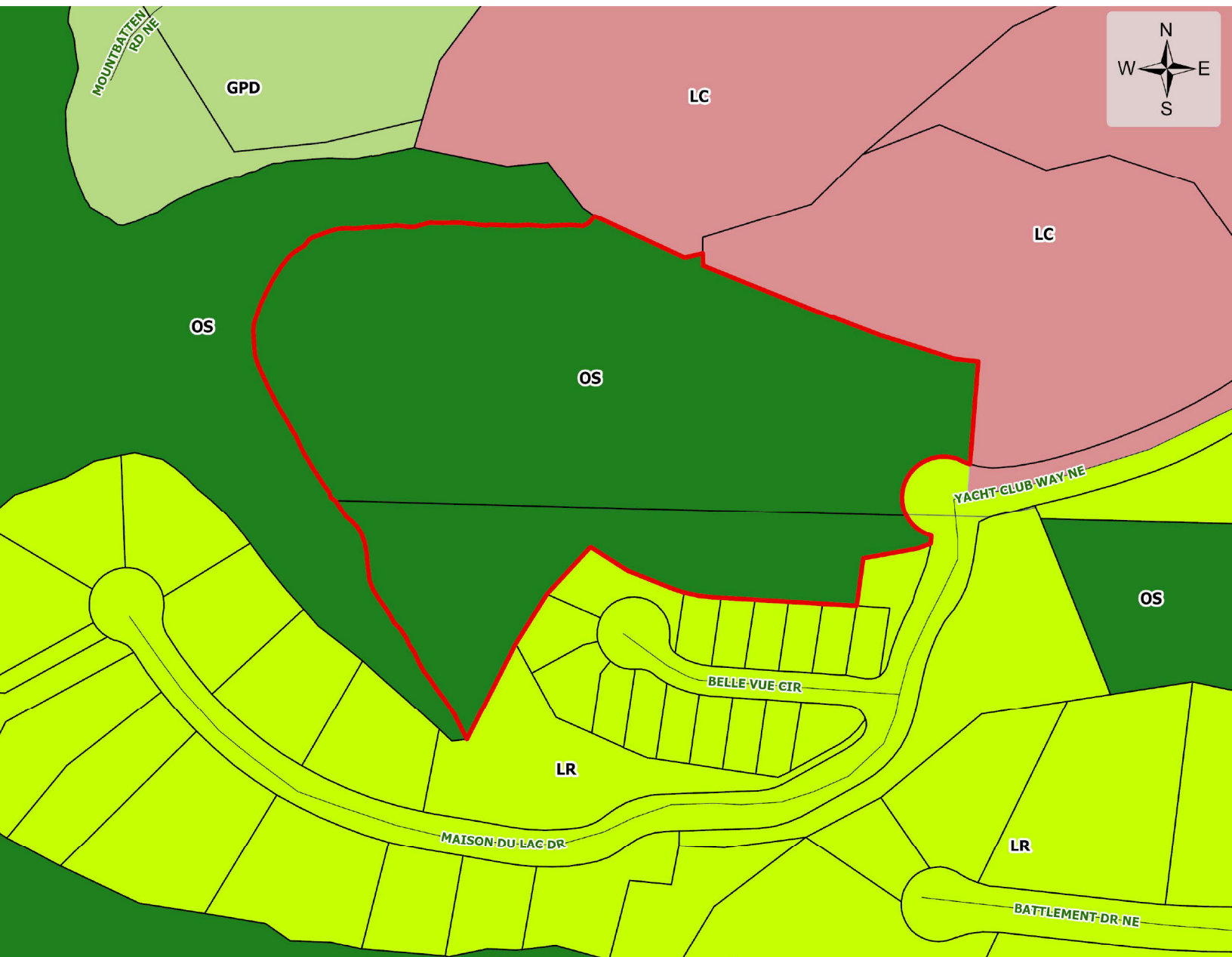
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Vehicle-Mounted or Tent-Sheltered Retail													S	S	S		P	P	S	S	S		S	S	S	S	S	P	P	P	A		c.6.xi	
Vehicle Sales and Service																																		
Automobile Wash																								P			P	P				A		c.7.i
Heavy Vehicle and Farm Equipment Sales and Rental																											P	P	P	P				
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			







Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

7/8/2026

Property Information:

Site Address:

2500 Yacht Club Way NE, Tuscaloosa, Alabama 35406

Parcel ID:

632104202001001.017

Total Acres:

9.15

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Open Space (OS)

Proposed Zoning:

Lake Commercial (LC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

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

Requesting rezoning of existing Club property from Open Space (OS) to Lake Commercial (LC) to match it's current/proposed use.

Applicant Information:

Applicant Name:

Andy McCartney TTL

Property Owner Information

Owner 1

Property Owner Name:

Northriver Country Club LLC

