

PLANNING COMMISSION STAFF REPORT

September 21, 2026

Z-22-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Northriver Country Club, LLC; Andy McCartney

Requested Action and Purpose

Rezone from OS/LR to LC. The applicant states, "Requesting rezoning from OS/LR to LC to match intended use of the site as support for the hotel property across the street."

Location and Existing Zoning

South of 2700 Yacht Club Way Northeast – Zoned OS & LR

Size and Existing Land Use

5.2 acres total; Vacant

Surrounding Land Use and Zoning

North – Commercial, Zoned LC

East – Single-family residential, Zoned LR

South – Single-family residential, Zoned LR

West – Single-family residential, Zoned LR

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

5.2 acres to be rezoned. The property is currently vacant, with single-family residential to the east, south, and west and commercial 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 Lakeside Living (LL) (p. 22).

LL areas are, “Primarily residential areas within approximately a quarter mile from the shoreline of Lake Tuscaloosa that are intended to support low intensity development and access to the lake while protecting water quality. These areas are appropriate for single family housing on large lots, relatively compact housing with enhanced protection of open space, and limited commercial services. Lakeside Living areas feature long curvilinear streets and irregularly shaped lots due to topography or other natural features. Home sites may be arranged to maximize views or access to natural areas.” (p. 36).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For LL, building blocks include (p. 36):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: A range of housing sizes and styles with single-family scale. Smaller lot sizes and more compact or attached housing types such as townhomes should accompany greater open space preservation.
- Building setback: Varies.
- Streets: Blocks are long and have few street connections.
- Transportation: Automobile access; trail network.
- Parking: On-street and private off-street, individual drives from street.
- Open Space: Preserved passive open space, neighborhood parks, private yards, private or shared lake access points.

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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):

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 LL area outlined on pg. 36 is as follows:

- Support current minimum lot sizes of 12,000 square feet in the city and one acre outside of the city. Establish a minimum lake frontage standard.
- Limit clear cutting along the shoreline and generally encourage the preservation of wooded areas.
- Support more restrictive impervious surface limitations (built and paved areas).
- Allow compact residential types (small lot single family and attached dwellings) in a clustered pattern as an alternative development option where there is opportunity to preserve large areas of open space.
- Utilize a minimum lake frontage standard for a private dock and allow neighborhoods or multiple homesites to set-up shared docks.
- Allow appropriately scaled commercial services such as boat rentals and restaurants.

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			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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Table V-3: Principal Use Table for Commercial Uses

P = Permitted by right

C = Conditional use permit required

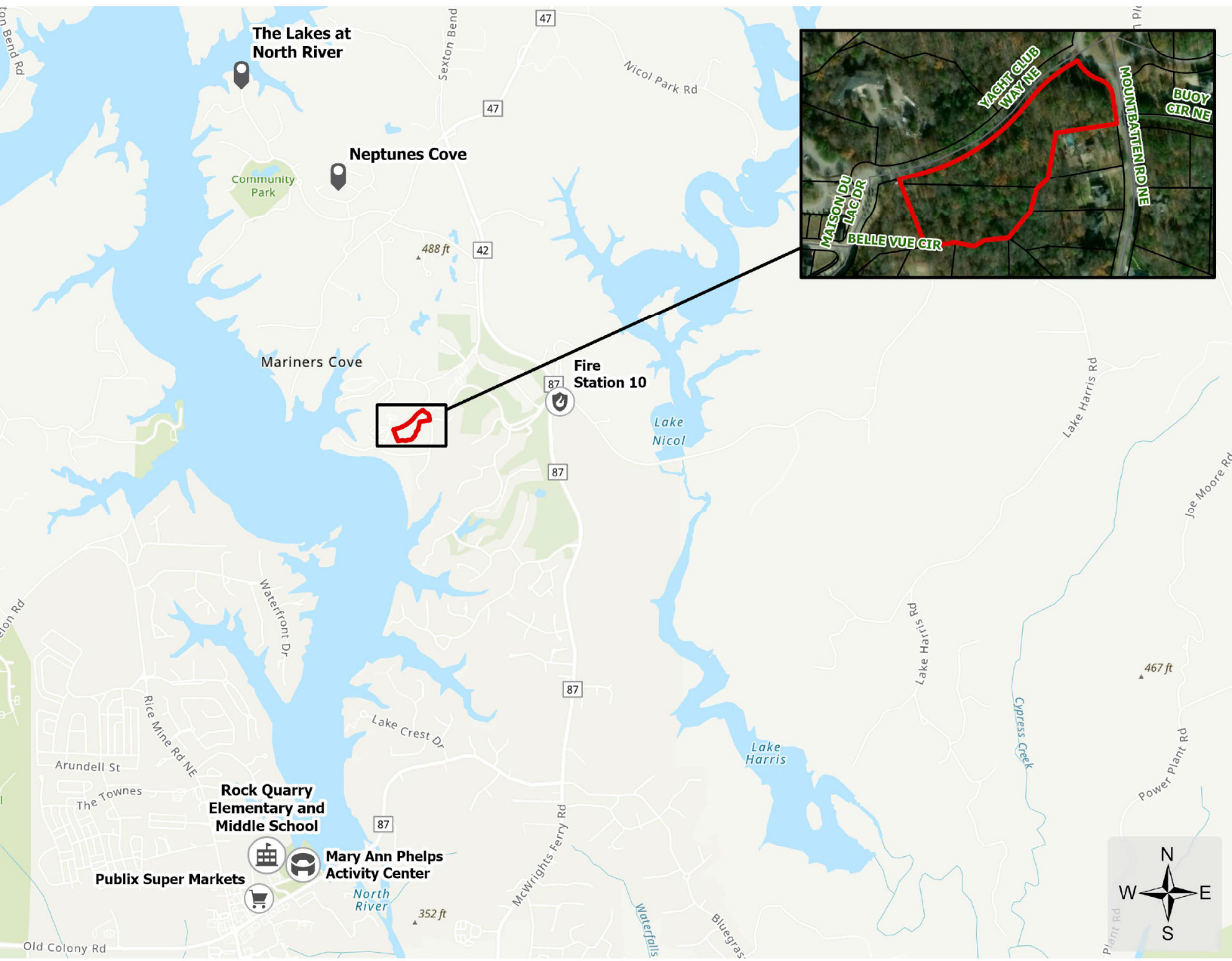
S = Special exception use permit required

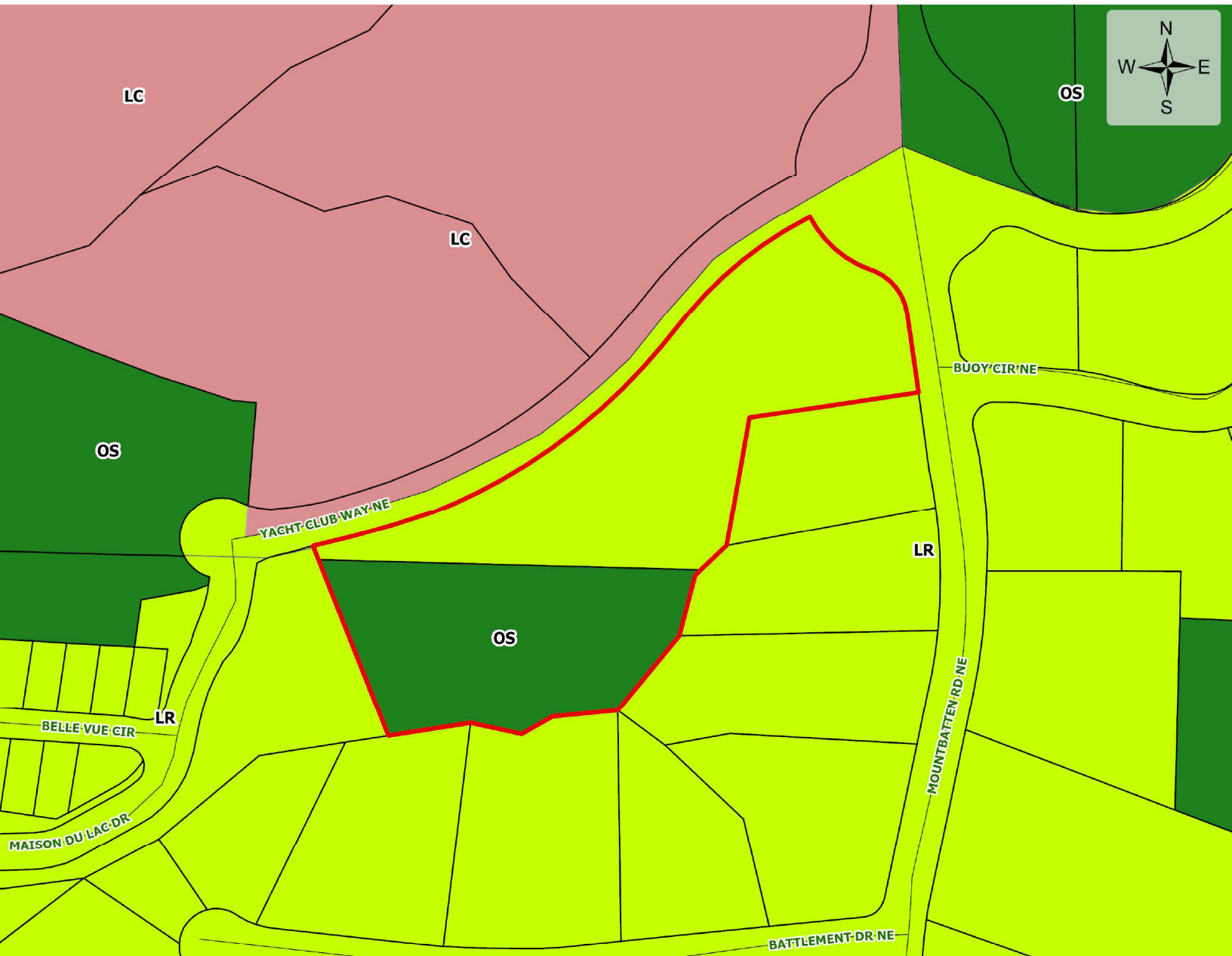
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Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25- 5.2.5. __)	
Vehicle-Mounted or Tent-Sheltered Retail													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:

5.15

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Open Space (OS)

Proposed Zoning:

Lake Commercial (LC)

Current Land Use:

Vacant

Proposed Land Use:

Commercial

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

Requesting rezoning from OC/LR to LC to match intended use of the site as support for the hotel property across the street.

Applicant Information:

Applicant Name:

Andy McCartney TTL

Property Owner Information

Owner 1

Property Owner Name:

Northriver Yacht Club LLC

