

ZONING BOARD OF ADJUSTMENT STAFF REPORT

October 26, 2026

ZBA-106-26

GENERAL INFORMATION

Petitioner

Mary Sanford Williams

Requested Action and Purpose

Petition for a special exception to allow the short-term rental of a property.

Location and Existing Zoning

11955 Grandview Drive,. Zoned LR. (Council District 3).

Size and Existing Land Use

Approximately 0.63 acres, Single-family residential.

Surrounding Land Use and Zoning

North: Lake Tuscaloosa, OS

East: Single-family residence, PJ

South: Single-family residence, PJ

West: Single-family residence, PJ

Applicable Regulations

Sec. 25-39 – Special Exception Use Permit

d. Decision-Making Standards for Special Exception Use Permit

The Zoning Board of Adjustment may approve a special exception use permit application only upon finding the proposed special exception use:

1. Complies with all applicable district-specific standards in Article IV :Zoning Districts;
2. Complies with all applicable standards in Article V : Use Regulations;
3. Complies with all relevant subdivision standards in the Subdivision Regulations;
4. Will not have a substantial adverse impact on vehicular and pedestrian safety;
5. Will not have a substantial adverse impact on vehicular traffic;
6. Is compatible with the character of surrounding development and the neighborhood;
7. Will not have a substantial adverse impact on adjoining properties in terms of noise, lights, glare, vibrations, fumes, odors, litter, or obstruction of air or light;
8. Will not have a substantial adverse impact on the aesthetic character of the area where it is proposed to be located; and
9. Will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public.

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Sec. 25-101.c.4.iv.d General Standards

1. Short-term rentals shall comply with all building and fire codes, and comply with all provisions of this Ordinance, including Article VI Division 2, Off-Street Parking, Bicycle Parking, and Loading Standards, and Article VI Division 10, Signs and Billboards.
2. Short-term rentals shall comply with the standards in Sec. 10.8-13, Noise in residential districts, of the City Code.
3. Off-street parking spaces may be provided on driveways or within a parking area on the property.
4. The property shall contain a dwelling able to be occupied.
5. Commercial events or other large events such as concerts or weddings are prohibited on the property.
6. The rental of units for a period of less than 24 hours is prohibited

Sec. 25-101.c.4.iv.g Decision Criteria

When deciding on an application for a special exception use permit to operate a short-term rental use, the Zoning Board of Adjustment shall consider the following factors, in addition to the general decision-making standards in Sec. 25-39.d:

1. Whether the property is permanently occupied and leased in its entirety to one party for periods of at least 30 consecutive nights;
2. Whether the short-term rental use is proposed to be or will be the primary or accessory use of the dwelling;
3. If a short-term rental is proposed for a site that has been previously used for a short-term rental, the number of complaints, violations, and other departures from the standards of this Ordinance and the City Code that have occurred on the property; and
4. As part of its evaluation on the character of surrounding development and the neighborhood and other potentially adverse impacts of the use, the characteristics of the neighborhood and surrounding properties including the underlying zone district, surrounding land uses, the number of nearby short-term rental uses, the topography, access, and similar factors.

SUMMARY

The petitioner is requesting a special exception to allow the short-term rental of a dwelling. Mary Sanford Williams and Gentry Williams will be the primary contacts. The petitioner has experience managing a hotel with short-term rental units available as well as a Lakehouse property. The house is equipped with security cameras and keypad locks. The house is not owner occupied and will be used by the owners when not rented. The house has 3 bedrooms and 4 bathrooms. The petitioner is requesting 6 adults and 2-3 vehicles. If approved, staff recommends 6 adults/3 vehicles based on existing driveway/off-street parking and occupancy as it relates to parking.

Entry #: 162 - 11955 Grandview Drive, Northport, Alabama 35475**Status:** Submitted**Submitted:** 10/5/2026 10:36 AM

Have you submitted a business license to the Revenue Division?

Yes

Property Information:**Site Address:**

11955 Grandview Drive, Northport, Alabama 35475

Property Owner Name:

MarGen LLC

Numer of Bedrooms:

3

Number of Bathrooms:

4

Total Square Footage of Residence:

2487

Is this the Owner's Primary Residence?

No

If yes, where will the property owner stay when the home is being rented? If no, please explain how this property will be used when it is not being rented on a short-term basis.**Untitled**

N/A; **For the Business License, that application hasn't been submitted yet. I was told we could wait on that until we found out if we were approved, but it wouldn't let me submit this application with checking "yes".

Applicant Information:**Applicant Name:**

Mary Sanford (Mary Ford) Williams

Supplemental Information:

On-street parking is prohibited while the dwelling is being rented on a short-term basis. Parking must be located on driveways or within a parking area on the property. No more than two vehicles may be parked tandem (one vehicle behind the other). Typically, two adults are allowed per vehicle.

How many vehicles are you requesting to park in your driveway or designated parking area during the short-term rental? How many adults are you requesting to rent to at one time?

Untitled

6 Adults; 2-3 Vehicles

Who will be the primary contact in case of an emergency? Where are they located in relation to the property? Will they be available 24 hours a day?

Untitled

Mary Sanford (Mary Ford) Williams or Gentry Williams; Both located and live in Tuscaloosa, AL in the 35406 area, which is ~15 minutes from the Property.

What is the petitioner's experience managing short-term rentals? (ex. how many properties, location, any issues, etc.)

Untitled

We've had both Professional and Personal experience with short-term rental operations. I (Mary Ford) previously managed a Hotel that included a room listed on Airbnb, gaining firsthand experience with guest accommodations, reservations, guest services, and the day-to-day operational requirements associated with short-term lodging.

In addition, my brother and sister-in-law (Gentry and Kimber Williams), also Members of MarGen LLC, previously owned a lakehouse property that was rented to short-term guests through Airbnb and was managed with the assistance of a Professional Property Management Company. Through this experience, they became familiar with the short-term rental industry, including guest expectations, property operations, maintenance, and the coordination involved in managing vacation rentals.

While these prior experiences did not involve any significant issues, they provided us all with a strong understanding of the responsibilities involved in short-term rental operations and the importance of responding promptly and professionally to any guest, property, or operational concerns that may arise. We're confident in our ability to effectively address and resolve such issues should they occur.

What security measures are in place for renters to prevent violations of City ordinances and protect the neighborhood? (ex. cameras, keypad locks, noise detection systems, etc.) Attach a copy of your rules and regulations for renters along with this application at the bottom of the form.

Untitled

The property has multiple security and management measures in place to help prevent violations of City ordinances and protect the surrounding neighborhood. The property is equipped with keypad locks to control and monitor guest access, as well as exterior security cameras to monitor the exterior of the property and provide an additional level of security. A secured owner's closet is also maintained on the property and is not accessible to renters.

All renters will receive written Rules and Regulations prior to their stay and will be required to acknowledge and agree to comply with them. The rules address occupancy limits, unauthorized guests, parties and gatherings, noise and quiet hours, parking, smoking, trash disposal, use of the property, and respect for neighboring properties. Renters will also be provided with emergency and property-management contact information.

The property will be actively monitored and managed throughout each rental period. Any guest concerns, complaints, or violations will be addressed promptly and appropriately. These measures are intended to promote responsible use of the property, ensure compliance with applicable City ordinances, and minimize any impact on the surrounding neighborhood.

Supporting Documents:

Rules and Regulations:[Short-Term Rental Rules and Regulations.pdf](#)

0.1 MB

Photos of Parking Area:[IMG_2288.jpeg](#)

7.4 MB

[IMG_6286.jpeg](#)

7.4 MB

[IMG_6285.jpeg](#)

7.7 MB

[IMG_6284.jpeg](#)

9.4 MB

**Additional Documents:**[IMG_2264.jpeg](#)

3.2 MB

[IMG_2258.jpeg](#)

3.3 MB

[IMG_2259.jpeg](#)

3.5 MB

[IMG_2261.jpeg](#)

4.8 MB

[IMG_2255.jpeg](#)

4.9 MB

[IMG_2263.jpeg](#)

5 MB

[IMG_2279.jpeg](#)

4.4 MB

[IMG_2267.jpeg](#)

4.4 MB

[IMG_2281.jpeg](#)

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[IMG_2293.jpeg](#)

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4.4 MB





[IMG_2275.jpeg](#)
8.4 MB



[IMG_2269.jpeg](#)
3.3 MB



[IMG_2273.jpeg](#)
4.6 MB

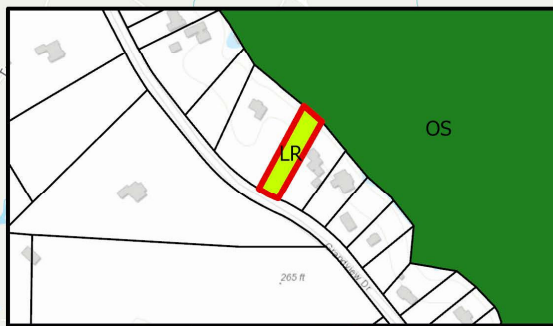
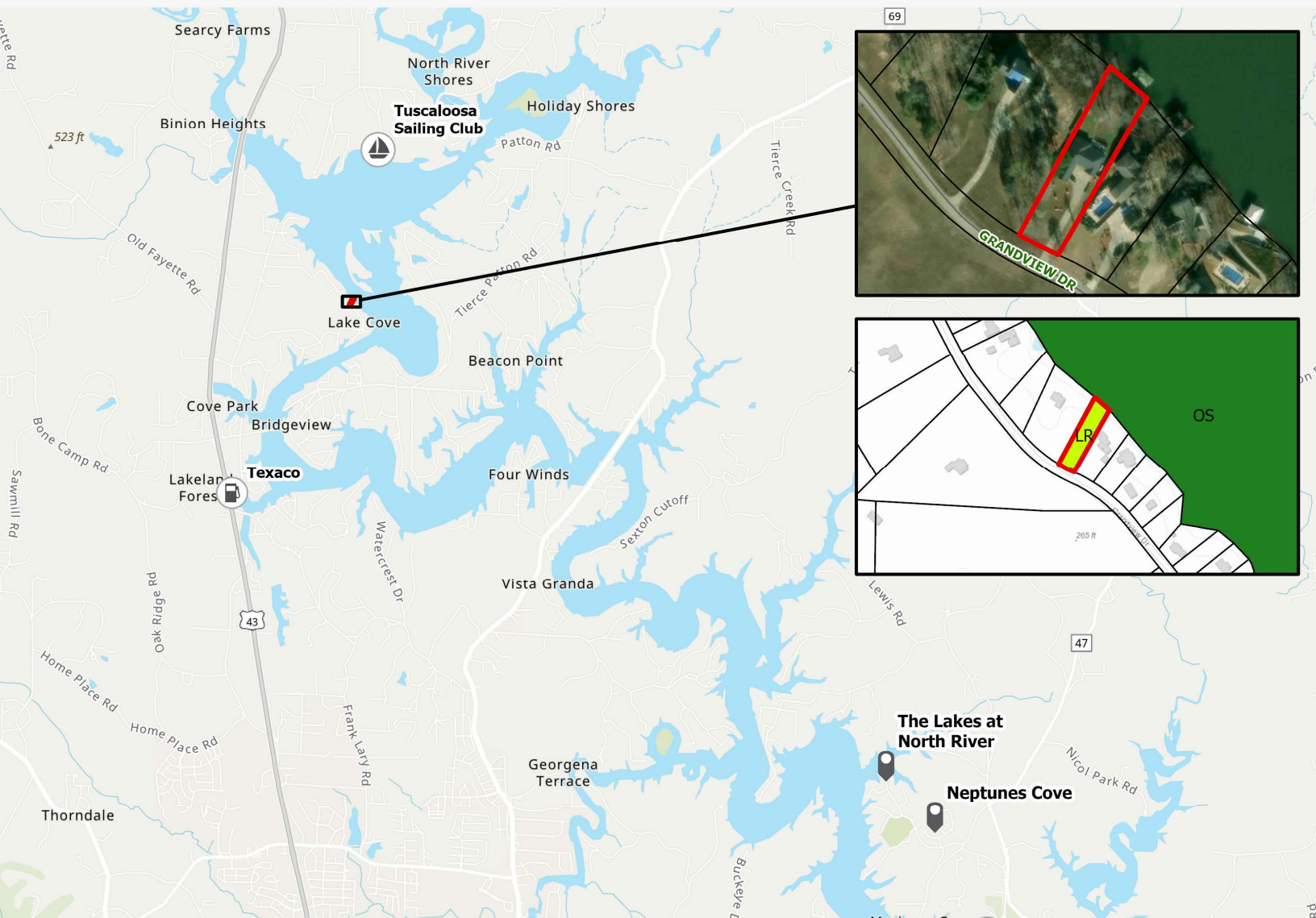


Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



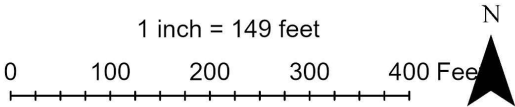
11955 Grandview Drive

0 2,500 5,000 7,500 10,000 Feet





11955 Grandview Drive





11955 Grandview Drive

1 inch = 731 feet

0 410 820 1,230 1,640

