

## ZONING BOARD OF ADJUSTMENT STAFF REPORT

August 25<sup>th</sup>, 2025

**ZBA-58-25**

### **GENERAL INFORMATION**

#### **Property Owner ( ) Petitioner (X)**

John Marcum

#### **Requested Action and Purpose**

Petition for a special exception to locate a temporary office and restroom on the property.

#### **Location and Existing Zoning**

2500 Greensboro Avenue. Zoned IL. (Council District 2)

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

Approximately 2.31 acres, Industrial

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

North: Industrial, IL

East: Industrial, IG

South: Residential, SFR-3

West: Industrial, IL

#### **Applicable Regulations**

#### **Sec. 25-39.d 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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August 25<sup>th</sup>, 2025

### **Sec. 25-111. Standards specific to temporary uses and structures.**

#### *i. Temporary mobile or modular structure.*

1. A temporary mobile or modular structure may be used as an office on a site with a commercial or industrial development if it complies with the following standards:
  - i. It is demonstrated there are serious and practical reasons to use a mobile home or modular unit rather than conventional construction.
  - ii. Whenever possible, placement of the unit is restricted to a specific length of time or to the occurrence of a specific event. The unit shall be moved promptly after expiration of the allotted time.
  - iii. The unit generally conforms in appearance with nearby structures on the premises, and structures in the surrounding area.
  - iv. The unit has tie-downs and underpinnings, and if feasible, is not easily visible from surrounding property or a public street.

### **SUMMARY**

The petitioner is requesting a special exception to locate a temporary office and restroom on the property for use during the construction of a new office and warehouse. The existing warehouse will be used for business during construction and the existing office building will be demolished. According to the petitioner the anticipated timeline is to have the portable office in place by 10-01-2025 and removed by 08/15/2026.

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

# Special Exception Use Application

## Property Information:

**Site Address:**

2500 Greensboro Avenue, Tuscaloosa, Alabama 35401

**Total Acres:**

2

**Number of Existing Structures:**

2

**Current Zoning:**

Industrial Light (IL)

**Current Land Use:**

Industrial

**Proposed Land Use:**

Industrial

## Applicant Information:

**Applicant Name:**

John Marcum

**Applicant Address:**

1510 17th Avenue E, Tuscaloosa, Alabama 35404

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

No

## Property Owner Information:

**Property Owner Name:**

Cret Shamblin

**Property Owner Address:**

2500 Greensboro Avenue, Tuscaloosa, Alabama 35401

**Detailed Description of the Proposed Request:**

Requesting approval to locate a temporary office & restroom structure on the site for use during the construction of a new office and warehouse structure. The existing warehouse is intended to be used for business purposes during construction, and the existing office building will need to be demolished to allow the work to take place. The temporary office and restroom structure will be in place only as long as it takes to construct the new office and warehouse structure.

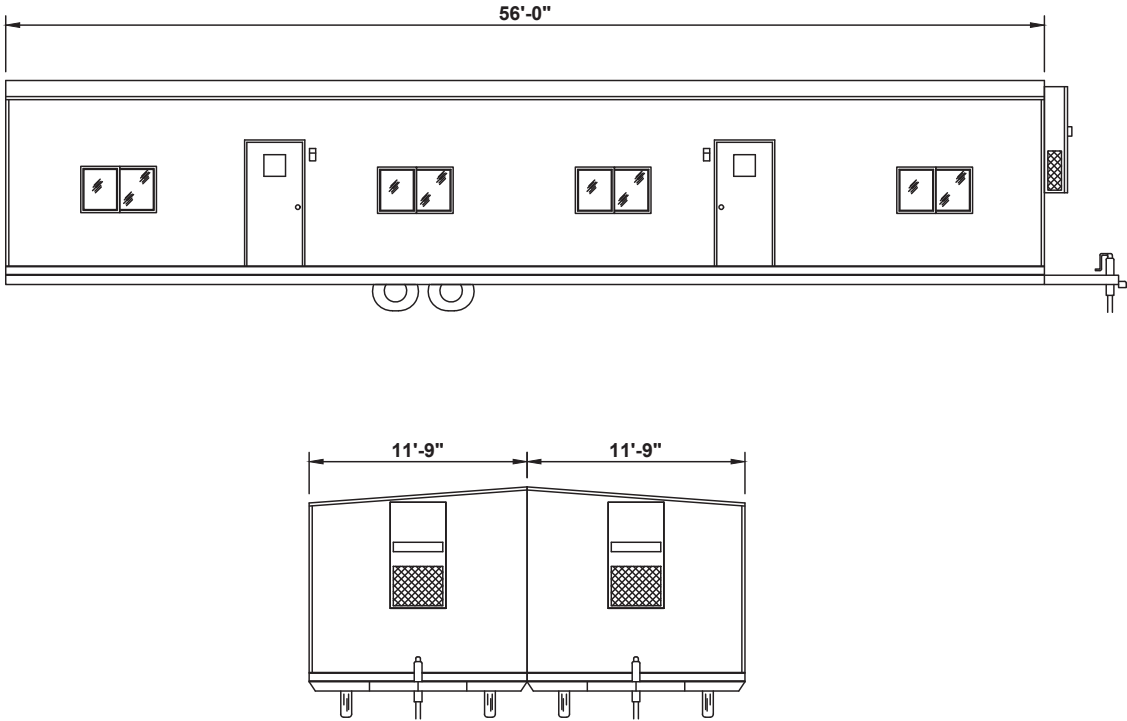
## Supporting Documents:

**Documents:**



800.782.1500  
www.willscot.com

SM6024  
SECTION MODULAR



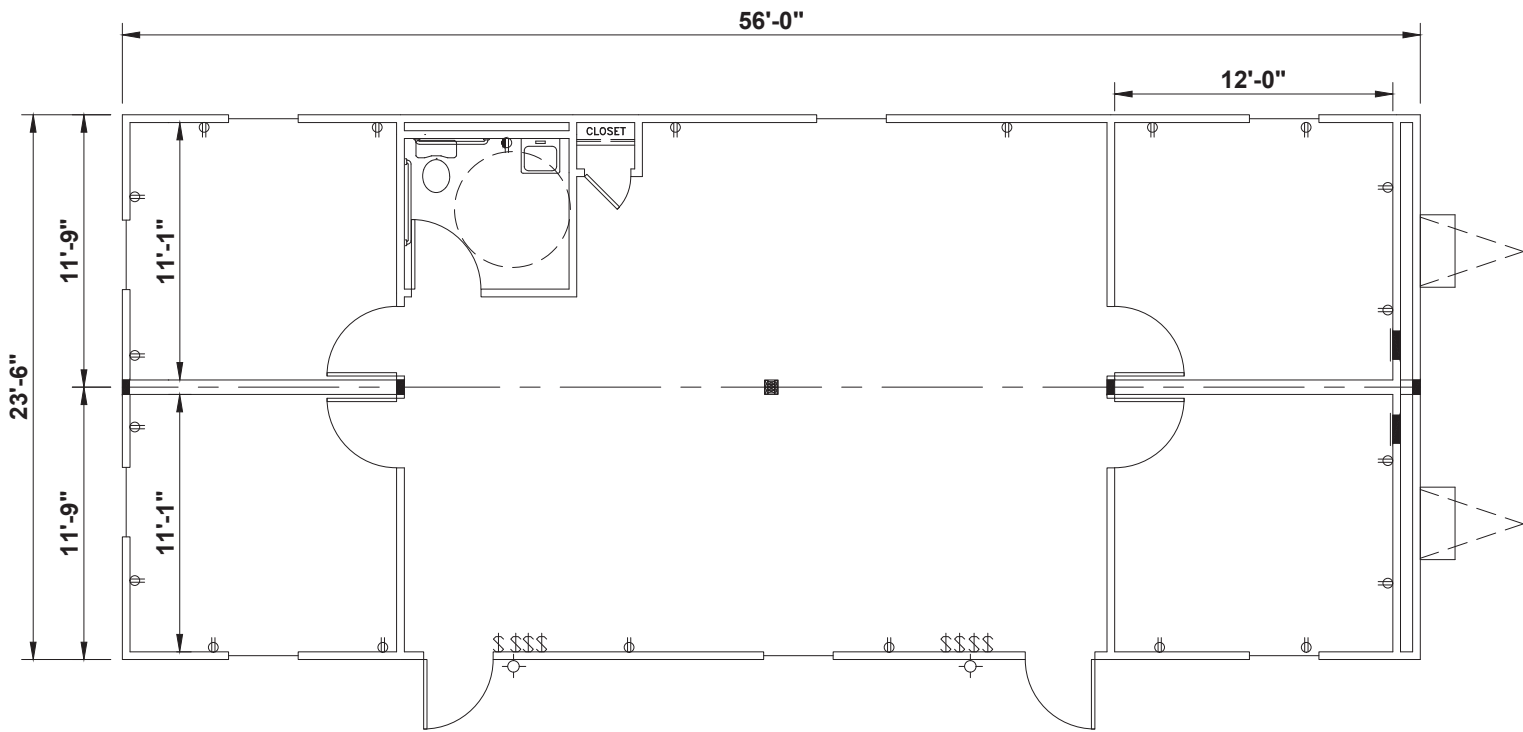
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PROPERTY INFORMATION  
ADDRESS: 2000 GREENSBORO AVENUE  
ZONING: IL (INDUSTRIAL LIGHT)

INTER-TECH ENGINEERING  
2000 PAUL BRYANT DRIVE, SUITE C  
TUSCALOOSA, AL 35401  
inter-tech-engineering.com  
(205) 344-0200  
C (205) 344-0205

**THE**  
**PORTER-HIGBOTHAM**  
**ENGINEERING, INC.**

GREENSBORO AVENUE INDUSTRIAL SITE  
2500 GREENSBORO AVENUE  
TUSCALOOSA, ALABAMA 35401

NO.	DATE	DESCRIPTION
1	01/15/2025	PRELIMINARY - NOT FOR CONSTRUCTION
2	01/15/2025	PRELIMINARY - NOT FOR CONSTRUCTION
3	01/15/2025	PRELIMINARY - NOT FOR CONSTRUCTION
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PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY SCHEMATIC

SHEET NO.





# 2500 Greensboro Avenue

1 inch = 150 feet  
0 75 150 225 300 Feet

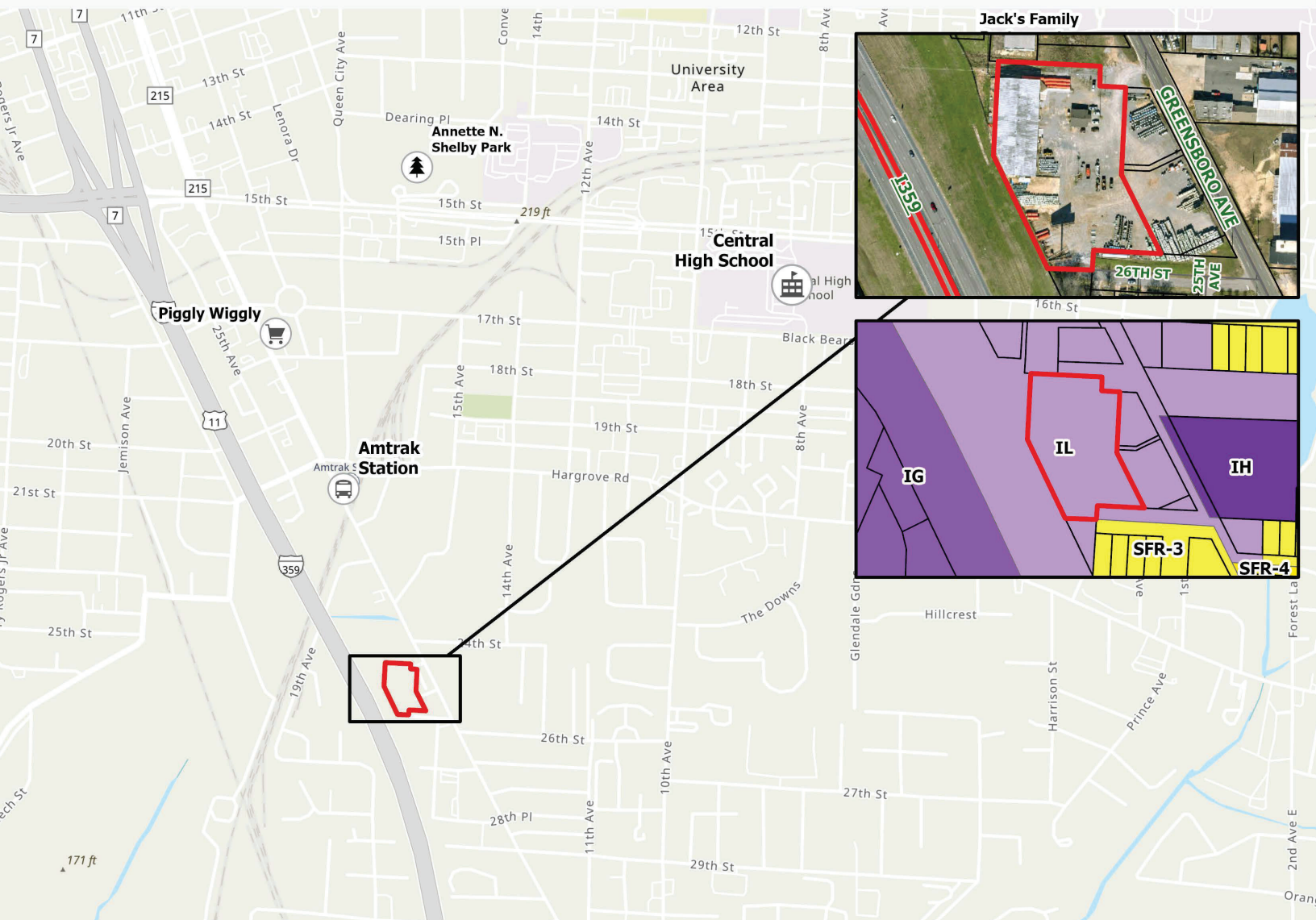






# 2500 Greensboro Avenue

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Jack's Family

