

ZONING BOARD OF ADJUSTMENT STAFF REPORT

September 22nd, 2025

ZBA-77-25

GENERAL INFORMATION

Petitioner

Deon Trone

Requested Action and Purpose

Petition for a special exception to operate a light vehicle repair store.

Location and Existing Zoning

4115 Greensboro Avenue. Zoned GC. (Council District 7)

Size and Existing Land Use

Approximately 1.04 acres, Commercial

Surrounding Land Use and Zoning

North: Commercial, GC

East: Commercial, GC

South: Commercial, GC

West: Commercial, HC

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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Sec. 25-101.c.7.iii

- (a) All hydraulic hoists, pits, and lubrication, greasing, and repair equipment shall be entirely enclosed within a building.
- (b) No wrecked or dismantled vehicle shall be stored outside a building or a fenced enclosure for longer than two weeks. Fenced enclosures used for wrecked or dismantled vehicle storage shall not exceed 10,000 square feet in area and shall be screened from view from all public rights-of-way and adjacent residential uses in accordance with Sec. 25-134, Screening. No outdoor storage of tires and similar materials is permitted.
- (c) All outdoor areas used for maneuvering vehicles shall be permanently surfaced with asphalt or concrete.

SUMMARY

The petitioner is requesting a special exception to operate a light vehicle repair shop. The building was previously used as a mechanical shop. The petitioner will perform services including tire and brake installation, oil changes, and limited car washing. The business will not perform any mechanical work except for light vehicle repairs. All tires and equipment will be stored inside the building. The hours of operations will be from Monday to Friday from 7:00 a.m. to 7:00 p.m. The business will have four full-time 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:

4115 Greensboro Ave, Tuscaloosa, Alabama 35405

Total Acres:

3

Number of Existing Structures:

1

Current Zoning:

General Commercial (GC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Applicant Information:

Applicant Name:

Deon Trone

Applicant Address:

2802 43rd ave, Northport, Alabama 35476

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Abdulla Hussain

Property Owner Address:

N/A, N/A, Alabama 35405

Detailed Description of the Proposed Request:

Small auto repairs and tire used tire shop

Supporting Documents:

Documents:



4115 Greensboro Avenue

1 inch = 100 feet
0 50 100 150 200 Feet





4115 Greensboro Avenue

1 inch = 1,250 feet
0 625 1,250 1,875 2,500 Feet







