

ZONING BOARD OF ADJUSTMENT STAFF REPORT

November 24, 2025

ZBA-110-25

GENERAL INFORMATION

Petitioner

Kailex Duncan

Requested Action and Purpose

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

Location and Existing Zoning

3401 Greensboro Ave Suite 28. Zoned GC. (Council District 7)

Size and Existing Land Use

Approximately 2.95 acres, Commercial

Surrounding Land Use and Zoning

North: Commercial, IL

East: Commercial, GC

South: Commercial, PJ

West: Vacant, GC

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. Per the petitioner "There will be high performance cars and standard daily vehicles being modified and repaired". The shop will operate from 8am to 6pm depending on scheduled services. The shop will be staffed by two employees. All equipment and dismantled vehicles will be stored inside the shop.

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:

3401 Greensboro Ave, Suite 28, Tuscaloosa, Alabama 35401

Total Acres:

1

Number of Existing Structures:

13

Current Zoning:

General Commercial (GC)

Current Land Use:

Mixed-use

Proposed Land Use:

Commercial

Applicant Information:

Applicant Name:

Kailex Duncan

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Cube Smart

Detailed Description of the Proposed Request:

I am requesting to have my automotive mechanic business license approved for this location. Exile Performance & Racing, LLC will perform mechanical repairs to gasoline powered vehicles

Above size is 90x135x24, not 1 acre

Supporting Documents:

Documents:

IMG_0790.jpeg

IMG_0793.jpeg

IMG_0792.jpeg



3401 Greensboro Ave, Suite 28

1 inch = 150 feet
0 75 150 225 300 Feet





3401 Greensboro Ave, Suite 28

0 750 1,500 2,250 3,000 Feet













