

ZONING BOARD OF ADJUSTMENT STAFF REPORT

April 27, 2026

ZBA-15-26

GENERAL INFORMATION

Petitioner

Michael Grunder

Requested Action and Purpose

Petition for a special exception to allow the use of a light vehicle repair shop.

Location and Existing Zoning

4201 Greensboro Avenue. Zoned GC. (Council District 7).

Size and Existing Land Use

Approximately 0.85 acres, Vacant

Surrounding Land Use and Zoning

North: Commercial, GC

East: Single-family residence, SFR-2

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 Standards Specific to Light vehicle repair

iii. Light vehicle repair

- (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 (2) weeks. Fenced enclosures used for wrecked or dismantled vehicle storage shall not exceed ten thousand (10, 000) square feet in area and shall be screened from view from all public rights-of-way and adjacent residential uses. 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 property is currently vacant and was previously used as an auto repair shop. The hours of operation will be Monday through Friday from 8 a.m. to 5 p.m. The applicant has stated that most customer vehicles will be serviced within a week. Collision repair or body work will not be a provided service, and the applicant has stated that wrecked or dismantled vehicles will not be stored on the property. The petitioner intends to repave/stripe the parking area and repair the current chain link fence on the property. The applicant plans to park overnight vehicles within the fenced area for security, with 20 vehicles maximum within this area at any given time.

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:

4201 Greensboro Avenue, Tuscaloosa, Alabama 35405

Total Acres:

0.85

Number of Existing Structures:

1

Current Zoning:

General Commercial (GC)

Current Land Use:

Vacant

Proposed Land Use:

Commercial

Applicant Information:

Applicant Name:

Michael Grunder

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Tracie Horton

Detailed Description of the Proposed Request:

Request special exception to operate a light vehicle repair facility at location.

Supporting Documents:

Documents:

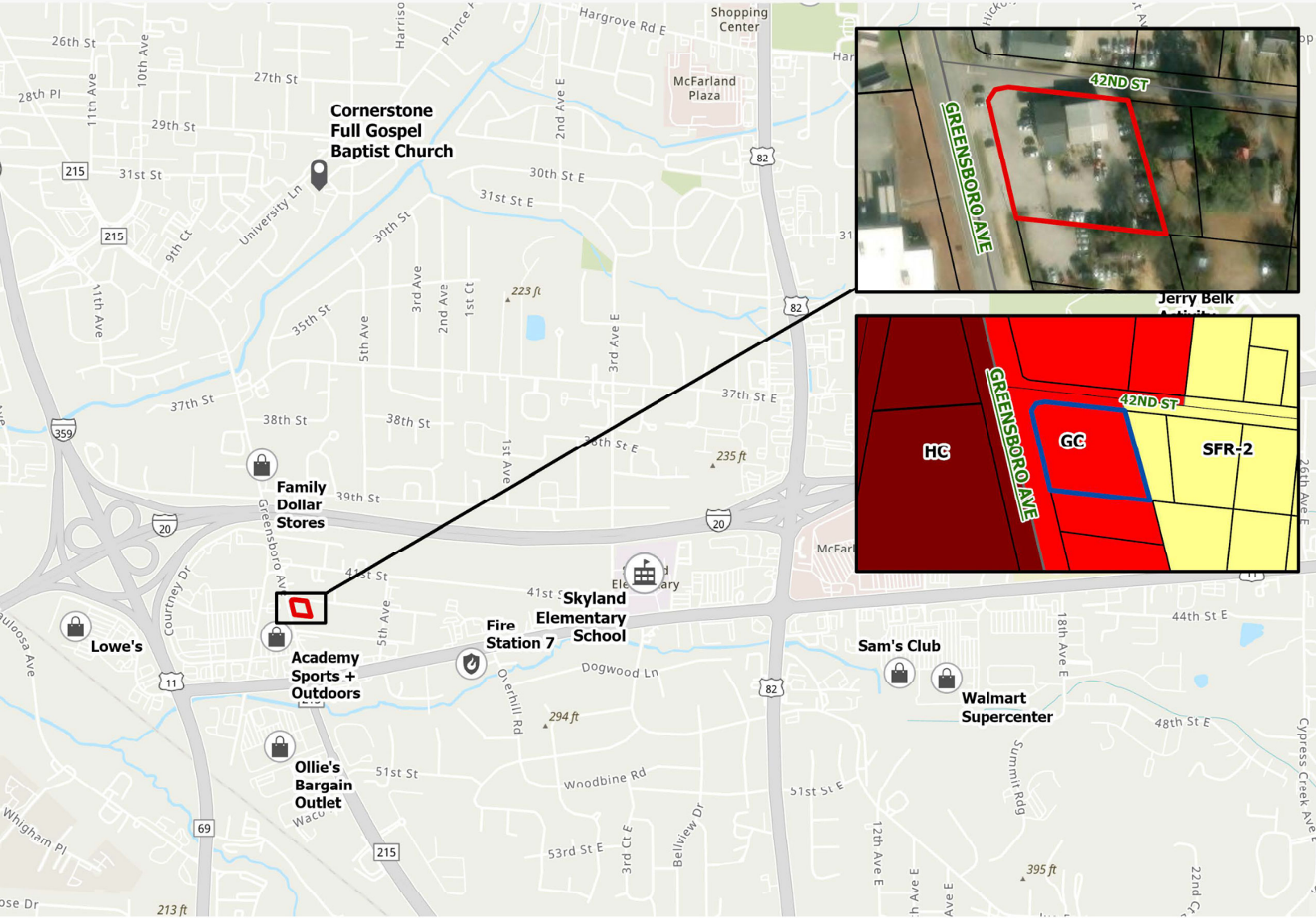
Designation Form.pdf

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.

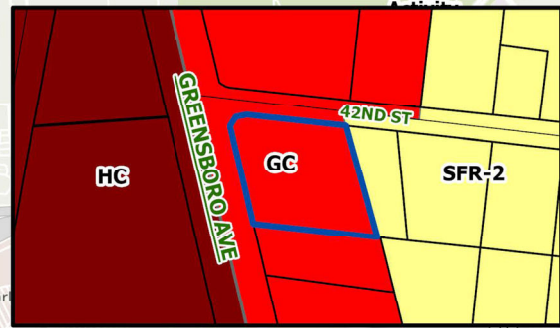


4201 Greensboro Avenue

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



Jerry Belk



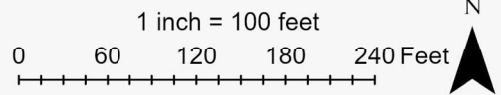
HG

GC

SFR-2



4201 Greensboro Avenue





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