



Agenda Item # 14

BOA-003578-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

4570, 4580, and 4590 Shipyard Road

Applicant / Agent:

3T’s Trucking Container Division, LLC/Robert Aultman

Property Owner:

3T’s Trucking Container Division, LLC/Robert Aultman

Current Zoning:

B-5, Office Distribution District

Future Land Use:

Heavy Industry

Case Numbers:

6740/6333/5173/5122

Unified Development Code (UDC) Requirement:

- The UDC requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-5, Office/Distribution District.

Board Consideration:

- Surfacing Variance to amend a previously approved Surfacing variance to allow aggregate surfacing for truck parking and maneuvering areas on a commercial site in a B-5, Office/Distribution District.


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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

| | |
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| APPLICATION NUMBER <u> 6740 </u> DATE <u> March 2, 2026 </u> |  NTS |
| APPLICANT <u> 3T's Trucking Container Division, LLC </u> | |
| REQUEST <u> Surfacing Variance </u> | |

SITE HISTORY

The subject site was part of a larger tract of land that was rezoned from R-1 to B-5 in July 1995.

In July 2020, the majority of the site came before the Planning Commission for a one (1) lot Subdivision, which was approved and recorded in Probate Court.

In February 2023, the site was the subject of another one (1) lot Subdivision to incorporate additional land, and a Rezoning of the property from B-3 and B-5 to B-5.

The subject site has been the recipient of multiple parking surface and landscaping variance requests. The most recent request was a surfacing variance from the Board of Adjustment in August of 2020 to allow aggregate surfacing for a truck parking and maneuvering area on a commercial site in a B-5 zoned site.

STAFF COMMENTS

Engineering Comments:

If the proposed variance is approved, the applicant will be required to submit a revised site plan under the Land Disturbance Permit for review and approval.

Traffic Engineering Comments:

No comments.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies

Planning Comments:

The applicant is requesting a Surfacing Variance to allow aggregate surfacing for a truck parking and maneuvering area on a commercial site in a B-5 Office Distribution District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-5, Office Distribution District.

The entire application packet is available via the link on Page 1.

The subject site is a trucking facility that is primarily used for storage of tractor trailers while the existing building is used for office space and the occasional truck maintenance. With the addition of the new building, the applicant is requesting the Surfacing Variance to allow aggregate surfacing around the new building as well. The applicant states that the owner wishes to utilize the same paving surface material that the existing site utilizes. The site is currently covered with a majority of gravel paving surfaces.

VARIANCE CONSIDERATIONS

Standards of Review:

Variations are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest;
- Where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship; and
- The spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states; No variance shall be granted:

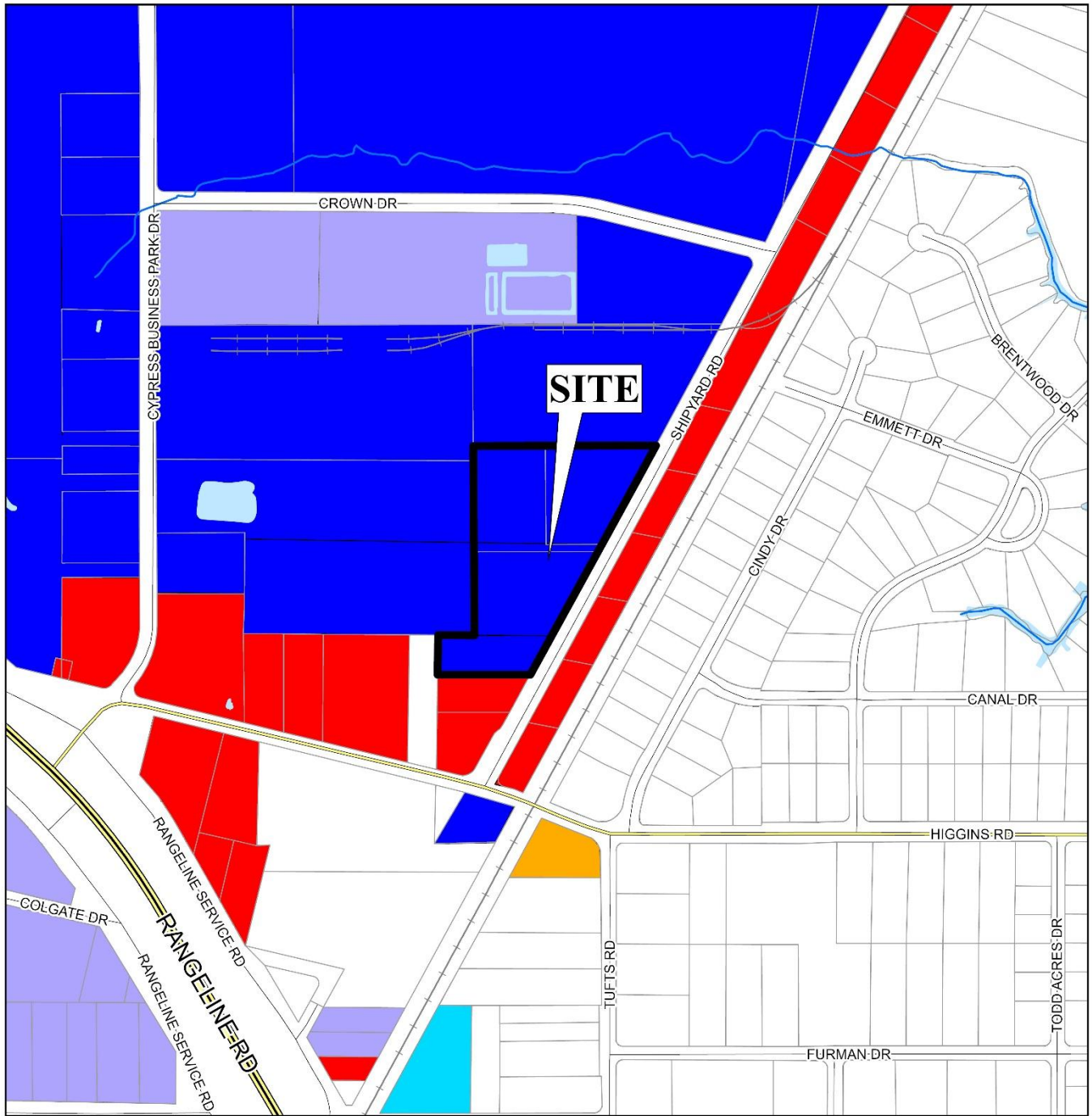
- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

Considerations:

Based on the requested Variance application, and documentation submitted, if the Board considers approval of the request, the following findings of fact must be present:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

LOCATOR ZONING MAP



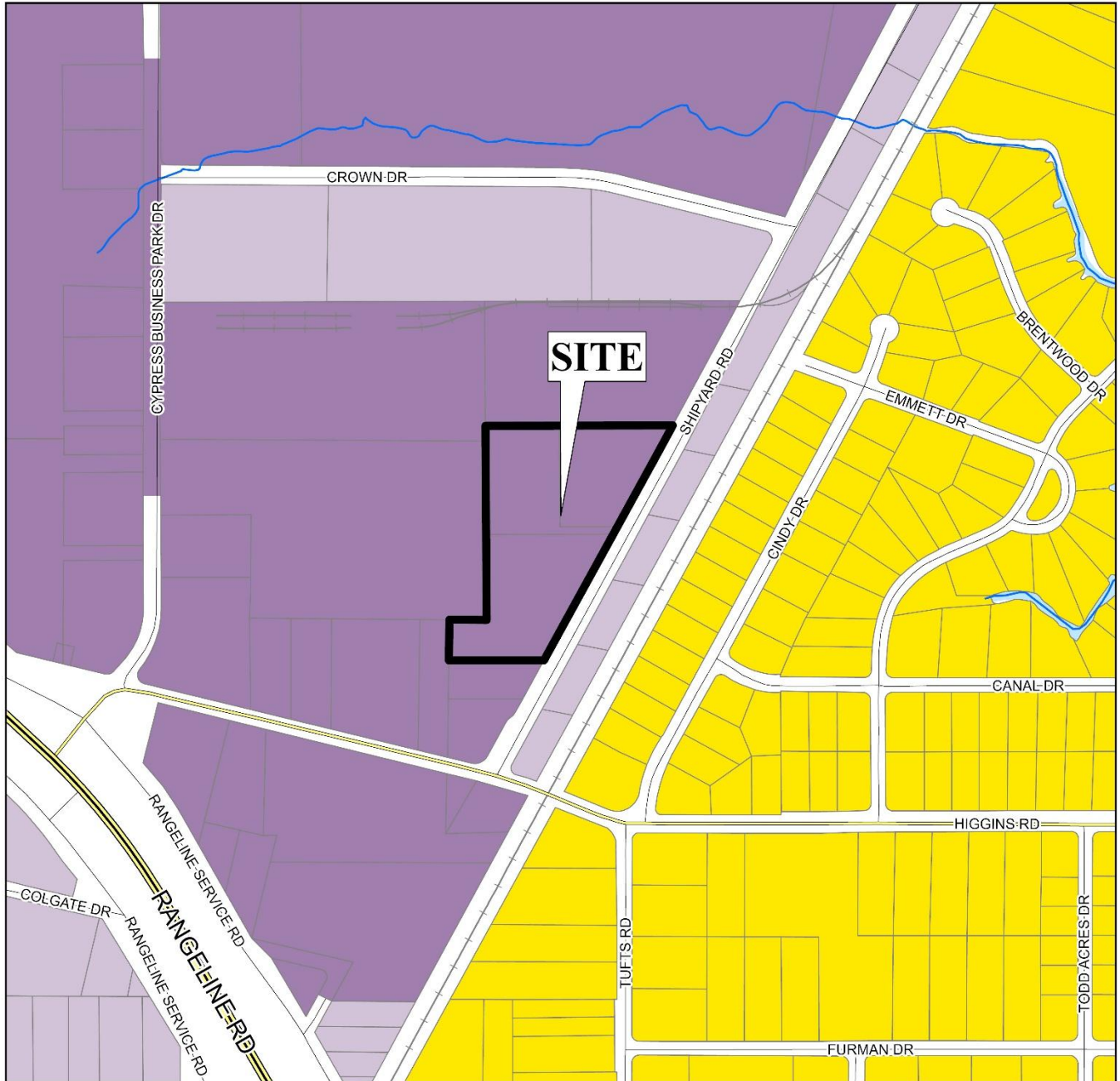
APPLICATION NUMBER 6740 DATE March 2, 2026

APPLICANT 3T's Trucking Container Division, LLC

REQUEST Surfacing Variance



FLUM LOCATOR MAP



APPLICATION NUMBER 6740 DATE March 2, 2026

APPLICANT 3T's Trucking Container Division, LLC

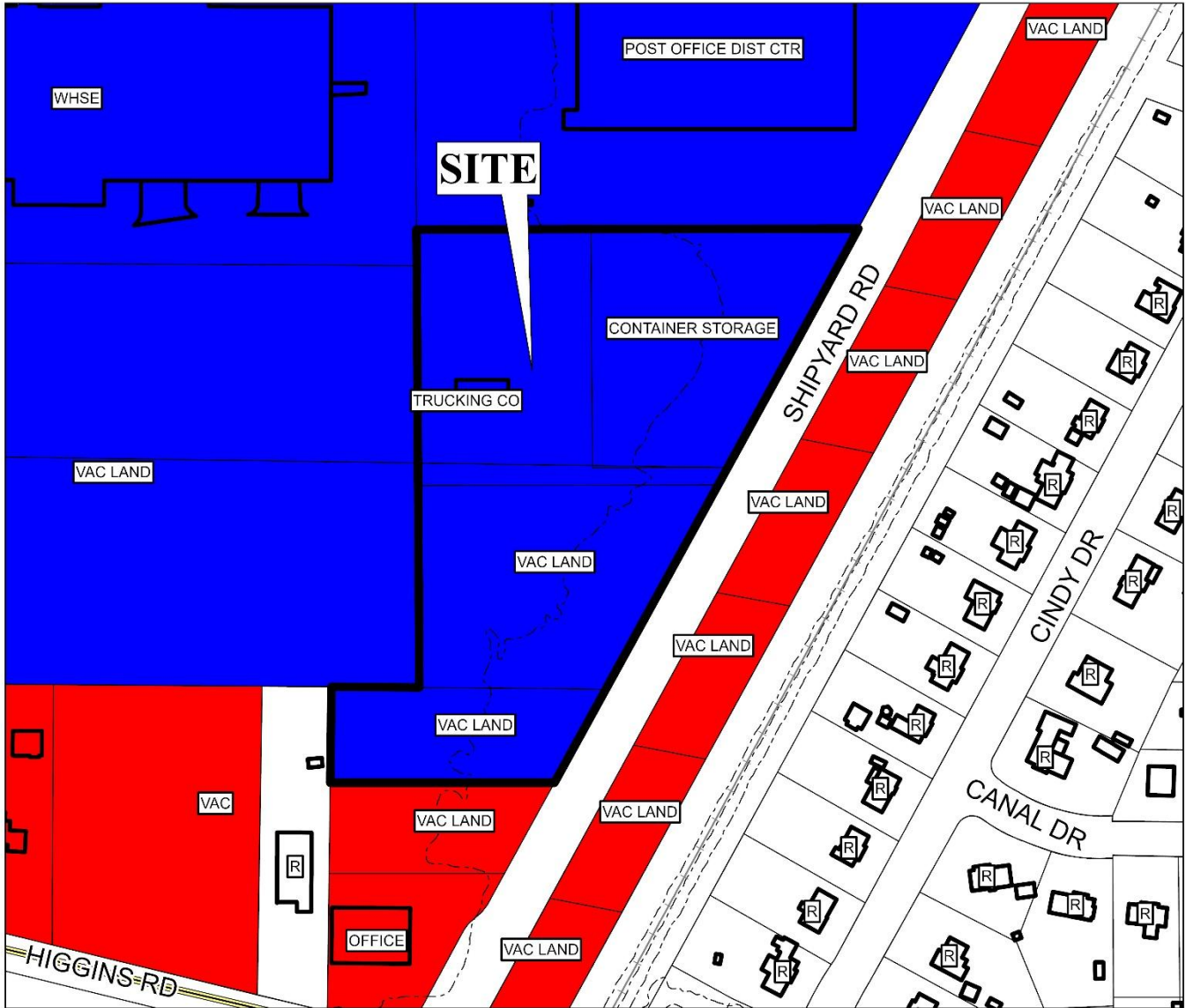
REQUEST Surfacing Variance

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |




NTS

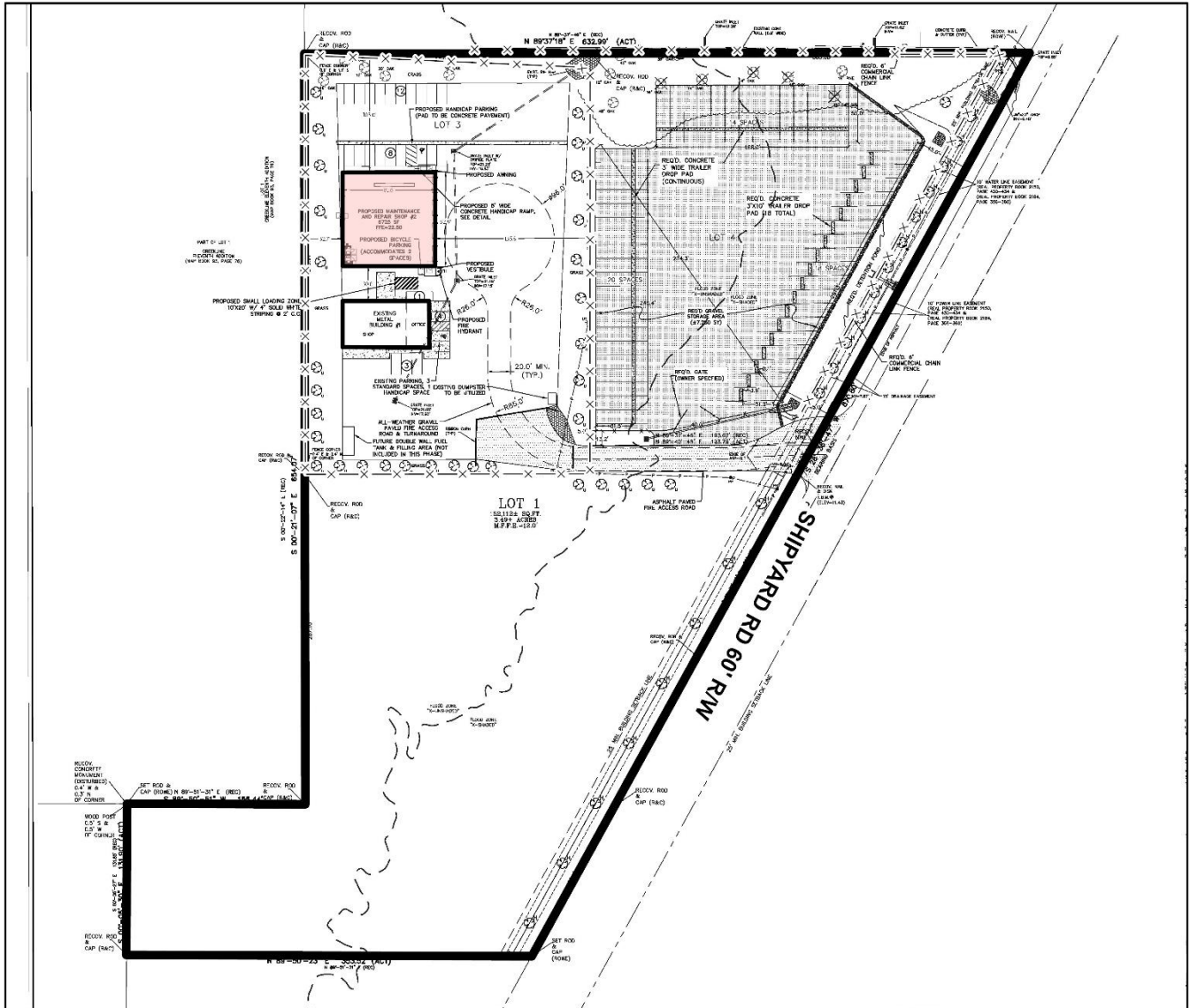
BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|---|---|---|---|---|---|---|--|---|---|---|---|---|---|--|--|--|--|---|---|---|---|--|---|--|---|---|---|---|--|
| APPLICATION NUMBER <u>6740</u> | DATE <u>March 2, 2026</u> |  NTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| APPLICANT <u>3T's Trucking Container Division, LLC</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REQUEST <u>Surfacing Variance</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width: 100%; font-size: small;"> <tr> <td> R-A</td> <td> R-3</td> <td> B-1</td> <td> B-2</td> <td> B-5</td> <td> ML</td> <td> I-2</td> <td> OPEN</td> <td> T-3</td> <td> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table> | | | R-A | R-3 | B-1 | B-2 | B-5 | ML | I-2 | OPEN | T-3 | T-5.2 | R-1 | R-B | T-B | B-3 | CW | MH | PD | SD | T-4 | T-6 | R-2 | H-B | LB-2 | B-4 | MM | I-1 | MUN | SD-WH | T-5.1 | |
| R-A | R-3 | B-1 | B-2 | B-5 | ML | I-2 | OPEN | T-3 | T-5.2 | | | | | | | | | | | | | | | | | | | | | | | |
| R-1 | R-B | T-B | B-3 | CW | MH | PD | SD | T-4 | T-6 | | | | | | | | | | | | | | | | | | | | | | | |
| R-2 | H-B | LB-2 | B-4 | MM | I-1 | MUN | SD-WH | T-5.1 | | | | | | | | | | | | | | | | | | | | | | | | |

SITE PLAN



The site plan illustrates the proposed and current buildings, parking and drives.

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FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

| | RESIDENTIAL - AG (R-A) | ONE-FAMILY RESIDENCE (R-1) | TWO-FAMILY RESIDENCE (R-2) | MULTIPLE-FAMILY (R-3) | RESIDENTIAL BUSINESS (R-B) | HISTORIC BUSINESS (H-B) | BUFFER BUSINESS (B-1) | TRANSITIONAL BUSINESS (T-B) | LIMITED BUSINESS (LB-2) | NEIGHBORHOOD BUSINESS (B-2) | COMMUNITY BUSINESS (B-3) | GENERAL BUSINESS (B-4) | OFFICE-DISTRIBUTION (B-5) | COMMERCIAL WAREHOUSE (CW) | MARITIME MIXED (MM) | MARITIME LIGHT (ML) | MARITIME HEAVY (MH) | LIGHT INDUSTRY (I-1) | HEAVY INDUSTRY (I-2) | VILLAGE CENTER (TCD) | NEIGHBORHOOD CENTER (TCD) | NEIGHBORHOOD GENERAL (TCD) | DOWNTOWN DEV. DDD (T-6) | DOWNTOWN DEV. DDD (T-5.1) | DOWNTOWN DEV. DDD (T-5.2) | DOWNTOWN DEV. DDD (T-4) | DOWNTOWN DEV. DDD (T-3) | DOWNTOWN DEV. DD (SD-WH) | DOWNTOWN DEV. DD (SD) | |
|--|------------------------|----------------------------|----------------------------|-----------------------|----------------------------|-------------------------|-----------------------|-----------------------------|-------------------------|-----------------------------|--------------------------|------------------------|---------------------------|---------------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|---------------------------|----------------------------|-------------------------|---------------------------|---------------------------|-------------------------|-------------------------|--------------------------|-----------------------|---|
| LOW DENSITY RESIDENTIAL (LDR) | ■ | S | S | S | | | ○ | | | | | | | | ○ | | | | | | | | | | | | | | | ○ |
| MIXED DENSITY RESIDENTIAL (MDR) | | U | U | ■ | ■ | | | ■ | ■ | | | | | | ■ | | | | | | | | | | | | | | | ○ |
| DOWNTOWN (DT) | | | | | ■ | | | | | | | ■ | | | | | | | | | | ■ | ■ | ■ | ■ | ■ | ○ | | ○ | |
| DISTRICT CENTER (DC) | | | | | | | | ■ | | | U | ○ | ○ | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD CENTER - TRADITIONAL (NC-T) | ■ | ■ | U | ■ | ■ | ○ | ■ | ○ | ○ | ○ | | | | | | | | | | ■ | ■ | ■ | | | | | | | | |
| NEIGHBORHOOD CENTER - SUBURBAN (NC-S) | | | S | | | S | ■ | S | S | ○ | | | | | | | | | | ■ | ■ | | | | | | | | | ○ |
| TRADITIONAL CORRIDOR (TC) | | ■ | ■ | ■ | ■ | U | ■ | U | U | ○ | | | | | | | | | | | | | | | | | | | | ○ |
| MIXED COMMERCIAL CORRIDOR (MCC) | | | | | | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | | | | | | | | | | |
| LIGHT INDUSTRIAL (LI) | | | | | | | | | | | | | ■ | ■ | ■ | ■ | | | ■ | | | | | | | | | | ○ | ○ |
| HEAVY INDUSTRY (HI) | | | | | | | | | | | | | | | ■ | ■ | ■ | ■ | | | | | | | | | | | ○ | ○ |
| INSTITUTIONAL LAND USE (INS) | | | | | | | | | | | ■ | ■ | | ○ | ○ | | | | | ○ | | | | | | | | | | |
| PARKS & OPEN SPACE (POS) | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ |
| WATER DEPENDENT USES (WDWRU) | ■ | | | | | ○ | | | | | | | | | ■ | ■ | ■ | | ○ | | | | | | | | | | | |

- Zoning district is appropriate to implement the future land use category.
- US Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.
- Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.
- Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

HEAVY INDUSTRY (HI)

This designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or commercial lands may separate heavy industry from other land uses. Heavy industrial areas are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Some industrial areas along Mobile’s waterways are treated separately on the FLUM and classified as Water Dependent Uses

Development Intent

- › Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials.
- › The outdoor storage areas should be screened as much as possible by the nature of the stored materials.
- › Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use.
- › Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations.
- › Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

Land use mix

Primary Uses

- › Heavy Industrial
- › Mining and Material Storage

Secondary Uses

- › Commercial

Character Example

