

MINUTES

BIRMINGHAM PLANNING COMMISSION

The Birmingham Planning Commission convened in the City Council Chambers on the Third Floor of Birmingham City Hall on Wednesday, November 6, 2019 at 8:39 a.m.

MEMBERS PRESENT: Vice-Chairman Michael Morrison, L'Tryce Slade, Dr. Nyesha Black, Ronald Crenshaw, Haley Colson-Lewis, Mashonda Taylor, Brian Gunn, Dr. Victoria Hollis, Councilor Steven Hoyt (Melva Langford), Councilor Valerie Abbott (Beatrice Collins), and Michael Eddington

MEMBERS ABSENT: Patty Pilkerton, Devon Sims, Dr. Kathryn Doornbos, and Kevin Moore

STAFF PRESENT: Tim Gambrel, Michael Ward, and Roderick Lowe

I. APPROVAL OF AGENDA

The meeting was called to order by Vice-Chairman Morrison. Vice-Chairman Morrison asked that Item IV on the agenda (Resolution of Appreciation for Brian Ruggs) be moved to the end of the agenda. Commissioner Langford made a motion to approve the amended agenda. The motion was seconded by Commissioner Taylor and the agenda was approved unanimously.

Vice-Chairman Morrison introduced Dr. Victoria Hollis who was recently appointed to the Birmingham Planning Commission.

II. APPROVAL OF MINUTES FROM APRIL 3, 2019, JULY 17, 2019, AND SEPTEMBER 4, 2019

Commissioner Langford made a motion to approve the minutes from the April 3, 2019 and the September 4, 2019 Planning Commission meetings. The motion was seconded by Commissioner Crenshaw and it was approved unanimously.

After a few minutes of review, Commissioner Taylor made a motion to approve the minutes from the July 17, 2019 Planning Commission meeting. The motion was seconded by Commissioner Langford and it was approved unanimously.

III. DIRECTOR'S REPORT

No Director's report.

- IV. CASE NO.** PF-8-19
- SUBJECT:** A request for the approval of the location, character and extent of improvements associated with the construction of a new, 45,000 seat, multi-use stadium.
- APPLICANT:** Shelia Mills, Senior Project Manager—Design & Construction with the Birmingham-Jefferson Convention Complex (BJCC)
- PREMISES:** Within a four block area bounded by 22nd Street North to the west, 12th Avenue North to the north, 24th Street North to the east and Richard Arrington Jr. Boulevard to the south; adjacent to Uptown Birmingham and the Alabama Sports Hall of Fame.

Senior Planner, Michael Ward, gave a brief introduction of the case. Mr. Ward said the proposed 45,000 seat stadium will be able to accommodate several athletic and entertainment events throughout the year. He stated that the exterior materials that will be used for the proposed stadium are consistent with the surrounding buildings in the area. He also stated that the stadium site will be well landscaped with plantings that are native to the area.

Mr. Ward mentioned that the Design Review Committee approved the final stadium design on September 11, 2019. He also mentioned that the BJCC Board approved the project on September 18, 2019. He added that the stadium is expected to be completed in time for the 2021 UAB Football season.

Shelia Mills, Senior Project Manager of Design & Construction with the Birmingham-Jefferson Convention Complex (BJCC), addressed the Planning Commission. Mrs. Mills mentioned that two members of the project team (Lea Ann Macknally and Jim Swords) will present the case.

Lea Ann Macknally, President of Macknally Land Design, addressed the Planning Commission. Mrs. Macknally said the proposed landscaping for the stadium site will be similar to the plantings at Railroad Park. She added that the lighting for the stadium area will be equipped with downlights so the lighting will stay on site.

Jim Swords, Principal Architect with Populous, addressed the Planning Commission. Mr. Swords said the materials that will be used for the stadium will be consistent with the materials used at other facilities in the vicinity. He added that the scoreboard sign design was influenced by the Rotary Trail at the Magic City sign. He mentioned that the proposed placement of the stadium on the site will allow for great views of Downtown Birmingham.

Commissioner Langford asked about the proposed uses of the stadium. Mr. Swords said the proposed stadium will be a multi-purpose facility. He added that the field will accommodate football, soccer, concerts, and special events.

Commissioner Langford asked how parking will be addressed for events at the stadium. Tad Snider, President and CEO of the BJCC, addressed the Planning Commission. Mr. Snider said a

study was conducted by Sain Associates, Inc. and they identified over 16,000 parking spaces within a 15-minute walk of the proposed stadium. He added that there will be a plan to presale as much parking as possible. He also said that the BJCC meets with the Druid Hills Neighborhood Association monthly and they're sensitive to their concerns about parking.

Commissioner Slade asked about safety/security. Mr. Snider said the BJCC has its own security. He added that the Birmingham Police Department actively patrols the BJCC area.

Commissioner Colson-Lewis stated that the City has too many public projects that didn't consider renewable energy. She asked if there was any consideration for renewable energy in this project. Mr. Snider said the BJCC talked to Alabama Power and other providers about sustainable energy. He stated that sustainable energy is not easy to get done in Alabama. He added that renewal energy will be in the BJCC plans moving forward.

Commissioner Black stated that the BJCC Stadium is expected to be in place for about 50 years. She asked can sustainability be incorporated into the BJCC Stadium project at some point. Mr. Snider said yes.

With no additional questions or comments, Commissioner Taylor made a motion to approve Case Number PF-8-19. The motion was seconded by Commissioner Crenshaw and the following resolution was approved unanimously:

WHEREAS, the BJCC Authority, the City of Birmingham, Jefferson County, UAB and corporate partners have agreed to fund a new stadium for the community; and

WHEREAS, the proposed 45,000 seat stadium will be able to accommodate several athletic and entertainment events throughout the year; and

WHEREAS, the exterior materials that will be used for the proposed stadium are consistent with the surrounding buildings in the area; and

WHEREAS, the Design Review Committee approved the final stadium design on September 11, 2019; and

WHEREAS, the BJCC Board approved the project on September 18, 2019; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that the general location, character and extent of hereinabove described project is hereby APPROVED as illustrated in the document entitled "Birmingham-Jefferson Convention Complex—Protective Stadium" dated November 6, 2019, Case No. PF-8-19 subject to:

1. Applicant complying with all conditions as may be required by the Traffic Engineer regarding proper traffic circulation and access sufficiency and adequacy of design of parking, loading and

other service areas and related to traffic improvements or concerns.

2. Applicant complying with all conditions as may be required by the City Engineer regarding proper grading, excavating and drainage.

V. SUBJECT: A request to allow a single-family home on an 8.25-acre parcel that is within a Holding Zone District (HZD).

APPLICANT: Jeremy Graham with Graham Building Company

PREMISES: 4425 Sicard Hollow Road

Senior Planner, Michael Ward, gave a brief introduction of the case. Mr. Ward stated that according to Title 1, Chapter 4, Section 10, Subsection 2.A.5 of the City’s Zoning Ordinance, single-family structures on one acre or more are permitted only by conditional approval of the Commission. He also stated that the 8.25-acre property is accessible via a private drive in the Sicard Hollow Farms subdivision and a deeded easement. He mentioned that the applicant went before the Zoning Board of Adjustment (ZBA) on September 26, 2019 and was approved for a variance to allow the creation of a lot not having its principal frontage on a street (ZBA2019-00063).

Jeremy Graham, Owner of Graham Building Company, addressed the Planning Commission. Mr. Graham said they’re planning to build a 2,900 sq. ft. home on the site.

With no questions or comments from the Commission, Commissioner Taylor made a motion to approve the request to allow the single-family home on the property within the Holding Zone District. The motion was seconded by Commissioner Langford and the following resolution was approved unanimously:

WHEREAS, the City’s Zoning Ordinance allows single-family structures on lots one acre or more within a Holding Zone District (HZD) only by conditional approval of the Commission; and

WHEREAS, the applicant has submitted plans to construct the single-family home project; and

WHEREAS, the property is accessible via a private drive in the Sicard Hollow Farms subdivision and deeded easement; and

WHEREAS, the applicant went before the Zoning Board of Adjustment (ZBA) on September 26, 2019 and was approved for a variance to allow the creation of a lot not having its principal frontage on a street (ZBA2019-00063); and

WHEREAS, the President of the Overton Neighborhood Association has no objection to the proposed project; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that said Planning Commission hereby **APPROVES** the request to allow a single-family home on the parcel that is within a Holding Zone District (HZD) as illustrated on the site plan titled, "Plot Plan 6.73 Acres".

- VI. CASE NO.** PF-9-19
- SUBJECT:** A request for approval to replace the eastern facing sign panel on an existing free-standing sign with an LED digital board.
- APPLICANT:** Geoff Boyd, Director of Planning, Design & Construction at the University of Alabama at Birmingham (UAB)
- PREMISES:** 802 11th Street South, adjacent to BBVA Field.

Senior Planner, Michael Ward, gave a brief introduction of the case. Mr. Ward said the proposed sign alteration would replace the existing 12 ft. by 28 ft. static panel that faces east with an LED digital board that would display information for UAB and UAB Athletic events on campus. He added that the existing panel that faces west toward I-65 would remain. He stated that the sign panel would be rotated 4-8 degrees to improve orientation to west bound traffic on University Boulevard.

Mr. Ward mentioned that the proposed sign alteration project will adhere to the requirements identified in the Alabama Department of Transportation's standards for changeable electronic LED signs. He also mentioned that the City's Transportation Department has reviewed the proposed sign project and they support the project as long as the sign complies with ALDOT's electronic sign standards.

Geoff Boyd, Director of Planning, Design & Construction at UAB, addressed the Planning Commission. Mr. Boyd explained that UAB is trying to get more people to attend sporting and cultural events on campus. He stated that the digital board will display UAB events only.

Commissioner Crenshaw asked if the digital sign could be a potential hazard to motorists traveling along University Boulevard. Mr. Boyd said images of the sign along University Boulevard from a motorist's perspective were sent to the City's Department of Transportation and they approved the proposed sign. He added that the sign will have a static image for at least eight seconds and then another static image will appear. He mentioned that the sign will not display live action and it will not have flashing lights.

With no additional questions or comments, Commissioner Taylor made a motion to approve Case Number PF-9-19. The motion was seconded by Commissioner Langford and the following resolution was approved unanimously:

WHEREAS, the University of Alabama at Birmingham (UAB) desires to improve advertising of its upcoming events along University Boulevard; and

WHEREAS, UAB decided to replace the existing 12 ft. by 28 ft. static panel that faces east with an LED digital board that would display information for UAB and UAB Athletic events on campus; and

WHEREAS, the sign panel would be rotated 4-8 degrees to improve orientation to west bound traffic on University Boulevard; and

WHEREAS, the City's Transportation Department has reviewed the proposed sign project and they approve the project as long as the sign complies with ALDOT's electronic sign standards; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that the request for approval on the above described property is hereby APPROVED as illustrated in the documents entitled: "UAB Informational Signage Alteration", dated October 21, 2019, Case No. PF-9-19, subject to:

1. The applicant will adhere to the electronic sign requirements identified in the Alabama Department of Transportation (ALDOT) Administrative Code Ch. 450-10-1 Procedure and Requirements for Outdoor Advertising, Section 450-10-1-.13 DIGITAL, ROTOBOARD SIGNS AND VARIABLE/CHANGEABLE ELECTRONIC LED SIGNS.

VII. Appointment of a Nominating Committee for the election of officers and membership on the Planning Commission's two standing committees.

Vice-Chairman Morrison asked Mr. Ward to go over the item. Mr. Ward said according to the Planning Commission By-laws, nominations of officers shall be made by a three-member Nominating Committee appointed biennially by the Chairman at the Commission's November meeting. He stated that the Nominating Committee will recommend a slate of officers, as well as the membership of the Zoning Advisory and the Subdivision Committees, for consideration by the full Planning Commission at the December 4th meeting. He mentioned that the recommendations of the Nominating Committee do not preclude the nomination of other candidates by any member at the December meeting. He added that the elected members of the Executive Committee and the two standing committees will serve for two years, beginning on January 1, 2020.

Vice-Chairman Morrison selected Commissioners Pilkerton, Black, and Gunn to be a part of the Nominating Committee.

Commissioner Black asked Mr. Ward to clarify the role of the Nominating Committee. Mr. Ward said the Nominating Committee members will contact the Commission members on each standing committee to see if they would like to remain on their standing committee or not. He explained that Nominating Committees in the past would strongly consider Commissioners who've chaired Zoning Advisory Committee and Subdivision Committee meetings as candidates to serve as officers. He mentioned that he needed the recommendations from the Nominating Committee by Tuesday, November 26, 2019.

With no additional questions or comments, Commissioner Taylor made a motion to approve the members of the Nominating Committee. The motion was seconded by Commissioner Crenshaw and the motion was approved unanimously.

VIII. Resolution of Appreciation for Brian Ruggs

Mr. Ruggs was not able to attend the Planning Commission meeting. Commissioner Langford made a motion to continue this item at the Commission's December 4, 2019 meeting. The motion was seconded by Commissioner Taylor and the motion was approved unanimously.

IX. Other Business and Communications

There being no further business, the meeting was adjourned at 9:20 a.m.