

MINUTES

BIRMINGHAM PLANNING COMMISSION

The Birmingham Planning Commission convened in the City Council Chamber on Wednesday, November 2, 2022, at 8:46 a.m.

MEMBERS PRESENT: Vice-Chairman Dr. Nyesha Black, Chairman Pro-Tem Haley Colson-Lewis, Brian Gunn, Stephen Schrader, J. Charles Jordan II, Sharon Deep-Nelson, Councilor Valerie Abbott, Councilor LaTonya Tate (Brandon McCray), Chaz Mitchell, and Michael Eddington

MEMBERS ABSENT: Chairman Michael Morrison, Dr. Victoria Hollis, Patty A. Pilkerton, Mashonda Taylor, and Ronald Crenshaw

STAFF PRESENT: Michael Ward, Heather Garrison, and Tim Gambrel

I. APPROVAL OF AGENDA

The meeting was called to order by Vice-Chairman Dr. Black. Commissioner Schrader made a motion to approve the agenda as presented. The motion was seconded by Commissioner Abbott and the agenda was approved unanimously.

II. APPROVAL OF MINUTES FROM OCTOBER 5, 2022

Chief Mitchell made a motion to approve the minutes from the Commission's meeting on October 5, 2022. The motion was seconded by Commissioner McCray and the minutes were approved unanimously.

III. DIRECTOR'S REPORT

No Director's report.

IV. CASE NO. PF-8-22

SUBJECT: A request for approval of the location, character, and extent of improvements associated with a new 10,750 s.f., 1 floor student organization facility.

APPLICANT: Brian Templeton, Director of Planning, Design and Construction at the University of Alabama at Birmingham (UAB)

PREMISES: The facility is bounded by 14th Street to the east, existing apartments to the west, existing 10th Avenue Alley S to the north, and 11th Avenue South to the south.

Senior Planner Heather Garrison introduced the case.

Brian Templeton, Director of Planning, Design and Construction at UAB, greeted the Commission. Mr. Templeton explained the existing conditions of the location and a rendered site plan. He then expressed that due to the overhead utilities on 14th Street South, they are not able to get street trees on that side. Mr. Templeton then informed the Commission that they are currently looking at smaller ornamental shrubs that would work. With the final slides of the presentation, Mr. Templeton showed the floor plan and elevation drawings depicting the metal panels and brick façade.

Vice-Chairman Dr. Black opened the floor for questions from the Commission.

Commissioner Abbott asked why they were limiting the building to one floor and not including other features. Mr. Templeton expressed simply that it was based on funding. In response, Commissioner Abbott asked if the building was designed to be expanded. Mr. Templeton then explained that the building allows for expansion, and it is designed to grow. Commissioner Abbott asked if the facility was for all student organizations and if they would serve alcohol. Mr. Templeton said the facility is for all student organizations, but he did not know if there were plans to serve alcohol. He informed Commissioner Abbott that he would get this information and send it to her.

Commissioner Eddington mentioned the concerns about landscaping and asked if they had any thoughts on designing the west elevation to look better as it is facing other apartments. Mr. Templeton explained that it's the direction they plan to expand and currently on that side are bathrooms, which makes it hard to have windows. Commissioner Eddington then asked about services and transportation. Mr. Templeton informed the Commission that the facility is a block away from city transportation.

Commissioner Abbott asked to be reminded about parking at this facility. Mr. Templeton responded that there will be no on-site parking. He continued to explain that if they are already on campus, they will park in their permitted spot or utilize UAB transportation. Commissioner Abbott then asked about people driving to the facility to which Mr. Templeton answered that they will also use their permitted parking.

Chief Mitchell made a motion to approve the location, character, and extent of the improvements associated with the construction of the new Student Organization Facility. Commissioner McCray seconded the motion, and the following resolution was approved unanimously:

WHEREAS, UAB is requesting approval of the location, character, and extent of the improvements associated with a new 10,750 sq. ft. Student Organization Facility; and

WHEREAS, the new facility is part of UAB's strategy to provide world class support and opportunities for its students; and

WHEREAS, the new facility will support UAB by increasing the capacity for organized assembly and meetings for its current 22,000 students; and

WHEREAS, the project will provide facility specifically designed to meet the needs of student organizations and the support staff working at the facility; and

WHEREAS, the facility will allow increased support and opportunities while expanding access, capacity, and capabilities; and

WHEREAS, the Student Organization Facility is included in the UAB Campus Master Plan that was reviewed and approved by the Birmingham Planning Commission on May 5, 2021; and

WHEREAS, the Five Points South Neighborhood Association approved the location, character, and extent of the project with conditions recommending landscape improvements on Tuesday, October 18, 2022; now therefore

BE IT RESOLVED by the Birmingham Planning Commission that the request for the approval of the location, character, and extent of improvements associated with a Student Organization Facility is hereby APPROVED as illustrated in the document entitled “Student Organization Facility”, dated November 2, 2022, subject to:

1. The applicant exploring options to install landscaping along 14th Street South.

V. OTHER BUSINESS AND COMMUNICATIONS

There being no further business, the meeting was adjourned at 9:04 a.m.