

BIRMINGHAM PLANNING COMMISSION

MINUTES

The Birmingham Planning Commission convened on the second floor of the Boutwell Auditorium on Wednesday, September 6, 2023 at 8:43 a.m.

MEMBERS PRESENT: Chairman Michael Morrison, Vice-Chairman Dr. Nyesha Black, Patty A. Pilkerton, Councilor Valerie Abbott, J. Charles Jordan II, Sharon Deep-Nelson, Stephen Schrader, Brian Gunn, Christopher Tyler Burks, Chief Chaz Mitchell, Denise Bell

MEMBERS ABSENT: Mashonda Taylor, Ronald Crenshaw, Chairman Pro-Tem Haley Colson Lewis, and Councilor LaTonya Tate

STAFF PRESENT: Michael Ward, Tim Gambrel, Kim Speorl, Hunter Garrison, and Jess Mays

I. APPROVAL OF AGENDA

The meeting was called to order by Chairman Michael Morrison. Councilor Abbott made a motion to approve the agenda as presented. The motion was seconded by Chief Mitchell and the agenda was approved unanimously.

II. APPROVAL OF MINUTES FROM THE AUGUST 2, 2023 MEETING

Commissioner Schrader made a motion to approve the minutes from the Commission's meeting on August 2, 2023. The motion was seconded by Commissioner Bell. Vice-Chairman Dr. Black abstained and the minutes were approved.

III. DIRECTOR'S REPORT

No Director's Report

IV. SUBJECT: A public hearing to consider a proposal to adopt the Southern Area Communities Framework Plan, including recommended changes to the City's Land Use Plan.

APPLICANT: City of Birmingham

PREMISES: The Red Mountain, Crestwood, and Crestline Communities

Principal Planner Michael Ward introduced the Southern Area Communities Framework Plan to the Commission, expressing that the City is moving forward with the plans. Senior Planner Hunter Garrison presented additional information, explaining the implementation matrix, and our plans to begin this process.

Councilor Abbott asked about existing conditions and what this process will look like moving forward. She expressed that she didn't want the plans to be outdated. Mr. Garrison replied that this is a big checklist to follow to ensure we are accomplishing the things listed in the plan. Principal Planner Michael Ward added that the Comprehensive Plan update is coming up and we will be going through the planning process and verifying the accuracy of the information in the existing plans.

With only 11 Commissioners present (the Southern Area Framework Plan needs at least 12 affirmative votes for approval), Commissioner Gunn made a motion to continue the public hearing at the next regularly scheduled meeting on Wednesday, October 4, 2023. The motion was seconded by Councilor Abbott and approved unanimously to continue the public hearing at the next regularly scheduled meeting.

V. CASE NO.: ZAC2023-00010

SUBJECT: A request to consider an application for a site development review in a B-5 (Mixed Business) District for a new car wash.

APPLICANT: Parkway Properties, LLC

PREMISES: The site is located at 1353 Montclair Road, Birmingham, AL 35210, and situated in the SE ¼ of Section 27, Township 17-S, Range 2-West (Council District 2).

Zoning Administrator Kim Speorl introduced the case. Ms. Speorl explained there would be no loudspeakers at the site, they will have a water reclamation system, they meet the parking requirements, and there are existing curb cuts, which will not require additional Birmingham Department of Transportation (BDOT) review. She then informed the Commission that the applicant went to the Crestline Neighborhood Association meeting on August 24, 2023 and they voted to approve the car wash with an 8-2 vote.

Chairman Morrison asked if there were any questions. Gregg Harp introduced himself to the Commission as outside council for Raindrop. Mr. Harp expressed that the system is a low decibel car wash system utilizing technology that didn't exist five years ago. Mr. Harp also mentioned that the plan complies with the setback requirements and they will have a water reclamation system that reclaims 95% of the water used on-site. He went on to explain that they pride themselves on integrating into the surrounding communities and they like to match the aesthetics of the area.

Commissioner Gunn asked if there was a plan in place for car washes since it seems we are getting a lot of new ones. Zoning Administrator Kim Speorl responded that in the past year there have been a lot of applications for new car washes. She explained that this was something we were aware of and we are looking into ways to address this.

Chairman Morrison asked what the neighborhood concerns with signage were. Mr. Harp explained that they were thinking it was going to be a certain type that they did not want. He informed the Commission that they will continue working with the neighborhood association as they develop their signage.

Vice-Chairman Dr. Black asked if someone could explain the design pattern. Mr. Harp responded that the design includes a buffer that will allow for more egress. He explained that the design was with the higher number of cars coming in than going out.

Chairman Morrison asked if city staff had reviewed the plan, including BDOT? Zoning Administrator Kim Speorl answered yes, and BDOT did not have additional comments.

Commissioner Schrader asked about the Low Impact Design (LID) technique being used to manage stormwater. Ms. Speorl explained that she spoke with the Stormwater Division about the design and they were excited about the applicant's proposed stormwater management technique for the site.

Chairman Morrison opened the public hearing. There being no speakers, Chairman Morrison closed the public hearing.

Councilor Abbott made a motion to approve the site development plan as presented. The motion was seconded by Commissioner Jordan, II and the case was approved unanimously.

VI. OTHER BUSINESS AND COMMUNICATIONS

Councilor Abbott took a moment to welcome the newest commissioner, Christopher Tyler Burks, to his first meeting. Chairman Morrison extended the welcome and there being no further business the meeting was adjourned at 9:44 a.m.