



# CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN  
MAYOR

710 - 20TH STREET NORTH  
ROOM 210 CITY HALL  
BIRMINGHAM, ALABAMA 35203

EDWIN REVELL  
DIRECTOR

## SUBDIVISION COMMITTEE

SUB2020-00061

Oxmoor

**Description:** A request for approval of a Preliminary Plat subdividing 2 lots into 42 lots and a request for a waiver from the Subdivision Regulations requirement to install sidewalks along the northside of the proposed Grove Drive called OXMOOR GROVE.

**Applicant:** PRICE HIGHTOWER

**Owner:** GRANTS MILL, LLC

**Premises/Geographic:** 811 & 821 TOM MARTIN DRIVE

**Parcel Information:** 012900331000001008; situated in the NE 1/4 of Section 33, Township 18S; Range 3-W

**Property Zoned:** MXD Mixed Use District

**Proposed Use:** Residential Single Family Detached

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Preliminary Plat is hereby APPROVED subject to the applicant revising the Preliminary Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations. (Sidewalk Waiver is not approved)

3) Add the following notes to the plat:

ALL STORM WATER DRAINAGE PIPING, EASEMENTS, AND INLETS OUTSIDE THE STREET RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

A STORMWATER MAINTENANCE AGREEMENT SHALL BE PROVIDED PER THE CITY STORMWATER ORDINANCE PRIOR TO FINAL PLAT APPROVAL.

A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED PRIOR TO FINAL PLAT APPROVAL.

ADD A NOTE THAT THERE IS NO SURFACE WATER DISCHARGE BEYOND THE BASIN ON LOTS 22 AND 23.

APPROVAL FROM JEFFERSON COUNTY ENVIRONMENTAL SERVICES SHALL BE PROVIDED PRIOR TO FINAL PLAT.

PRIOR TO CONSTRUCTION SOIL EROSION CONTROL, CIVIL CONSTRUCTION AND DRIVEWAY PERMIT WILL BE OBTAINED.

4) Final Plat must submitted and approved.

MOTION: MASHONDA

SECOND: BRIAN

VOTE: 3-0



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SUB2020-00064

Central City

**Description:** A request for approval of a final plat resurveying 7 lots into 2 lots called BLOCK 83 RESURVEY.

**Applicant:** JOSEPH A MILLER, III

**Owner:** EPT HOLDING, LLC

**Premises/Geographic:** 2225 3RD AVENUE NORTH

**Parcel Information:** 012200361029001000; situated in the NE 1/4 of Section 36, Township 17S; Range 3-W

**Property Zoned:** B4 Central Business District

**Proposed Use:** Office

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: BRIAN

SECOND: MASHONDA

VOTE: 3-0

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Tim G. Gambrel, Technical Advisor to the Birmingham Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Subdivision Committee of the Birmingham Planning Commission at its meeting held October 28, 2020 and the same appears of record in the Official Minutes of said Committee.

**GIVEN UNDER MY HAND AND OFFICAL SEAL** of the Birmingham Planning Commission this day, October 30, 2020.

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Tim Gambrel  
Chief Planner



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**SUBDIVISION COMMITTEE**

**SUB2020-00065**

**Central City**

**Description:** A request for a favorable recommendation regarding the vacation of 1,500 square feet of alleyway and a request for approval of a Final Plat combining the vacated alley and 4 lots into 1 lot called BLOCK 80 RESURVEY.

**Applicant:** JOSEPH A MILLER, III

**Owner:** BTT GROUP

**Premises/Geographic:** 2316 2ND AVE. N

**Parcel Information:** 012200361006007000; situated in the NE 1/4 of Section 36, Township 17S; Range 3-W

**Property Zoned:** M1 Light Industrial District

**Proposed Use:** Office

BE IT RESOLVED by the Subdivision Committee that the hereinabove described right of way are hereby RECOMMENDED to the Council of the City of Birmingham to be vacated, the Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Approval by City Council.
- 4) The final plat must be recorded within 1 year from the date of approval at the Judge of Probate.

MOTION: MASHONDA TAYLOR

SECOND: BRIAN GUNN

VOTE: 3-0 (APPROVAL)

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SUB2020-00066

Glen Iris

**Description:** A request for approval of a final plat resurveying 2 lots into 2 lots called RED MOUNTAIN TERRACE RESURVEY.

**Applicant:** WEYGAND SURVEYORS

**Owner:** KASSOUF ELAINE

**Premises/Geographic:** 2115 & 2119 JOYCE ST.

**Parcel Information:** 012900113006004000; situated in the SW 1/4 of Section 11, Township 18S; Range 3-W

**Property Zoned:** R3 Single Family District

**Proposed Use:** Residential Single Family Detached

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

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- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: BRIAN

SECOND: MASHONDA

VOTE: 3-0

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SUB2020-00067

East Avondale

**Description:** A request for approval of a final plat resurveying parts of 2 lots into 1 lot called DAWKINS RESURVEY OF BLOCK 28

**Applicant:** WEYGAND SURVEYORS

**Owner:** RICHARDSON TAQUARIS

**Premises/Geographic:** 303 48TH ST. S

**Parcel Information:** 012300282029008000; situated in the NW 1/4 of Section 28, Township 17S; Range 2-W

**Property Zoned:** R3 Single Family District

**Proposed Use:** Residential Single Family Detached

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: MASHONDA

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VOTE: 3-0

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SUB2020-00068

South Woodlawn

**Description:** A request for approval of a final plat resurveying 2 lots into 1 lot called TRUE VINE CHURCH SURVEY

**Applicant:** STEVEN H. GILBERT

**Owner:** TRUE VINE CHURCH & MINISTRIES/

**Premises/Geographic:** 4 & 8 61ST STREET S

**Parcel Information:** 012300211020014000; situated in the NE 1/4 of Section 21, Township 17S; Range 2-W

**Property Zoned:** R4A Medium Density Residential District

**Proposed Use:** Industrial

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Changing the street labeled "Georgia Road" to "1st Avenue South."
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: BRIAN

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VOTE: 3-0

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SUB2020-00069

Five Points South

**Description:** A request for approval of a final plat resurveying 3 lots into 1 lot called BLOCK 769 RESURVEY.

**Applicant:** SCHOEL ENGINEERING

**Owner:** D M DRENNEN AND EMMA HOUSTON DRENNE

**Premises/Geographic:** 1219 & 1231 19TH ST. S. & 1912 13TH AVE. S.

**Parcel Information:** 012800062030001000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W

**Property Zoned:** CO&I Contingency Office and Institutional District

**Proposed Use:** Institutional

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MOTION: MASHONDA

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SUB2020-00070

Five Points South

**Description:** A request for a favorable recommendation regarding the vacation of 3,007 square feet of alley right of way, 308 square feet of air space rights along 2nd Avenue, and a request for approval of a Final Plat combining the vacated alley right of way, air space, and 8 lots into 2 lots called RMTC RESURVEY OF BLOCK 132.

**Applicant:** SCHOEL ENGINEERING

**Owner:** RED MOUNTAIN THEATRE PROPERTY COMPA

**Premises/Geographic:** 201 16th St. S, 1621 & 1625 2nd Avenue S, and 1600 3rd Ave. S.

**Parcel Information:** 012200363023003000; situated in the SW 1/4 of Section 36, Township 17S; Range 3-W

**Property Zoned:** M1 Light Industrial District

**Proposed Use:** Institutional

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MOTION: BRIAN GUNN

SECOND: MASHONDA TAYLOR

VOTE: 3-0 (APPROVAL)

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