



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

ZONING ADVISORY COMMITTEE

ZAC2019-00021

NORWOOD

Description: Application for change in zone district boundaries from CB-1, Contingency Neighborhood Business District and CR-5, Contingency Multiple Family District to C-2, General Commercial District, in order to allow a bar and grille.

Applicant: CHERYL KENT

Owner: SHOKIEBILT INC

Premises/Geographic: 3200 12th Avenue North

Parcel Information:

1. 012200244027014000; situated in the SE 1/4 of Section 24, Township 17S; Range 3-W
2. 012200244027014001; situated in the 1/4 of Section 24, Township 17S; Range 3-W

Property Zoned: B-1 NEIGHBORHOOD BUSINESS
R-5 MULTIPLE DWELLING

Proposed Use: Rezoning-Commercial / Mixed Use

ZONING ADVISORY COMMITTEE

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Cheryl Kent, representing the owner, SHOKIEBILT, Inc., for the properties located at 3200 and 3220 12th Avenue North for an application for a change in zone district boundaries from CB-1, Contingency Neighborhood Business District and CR-5, Contingency Multiple Family District to C-2, General Commercial District, in order to allow a bar and grille, be and the same is hereby Recommended to the City Council with the following "Q" conditions:

- 1) Hours of operation shall be limited to the following:
 - Sunday through Thursday closing no later than 10pm
 - Friday and Saturday closing no later than 12am
- 2) All business and entertainment is limited to inside the building (except a public market and farmer's market)
- 3) Manage and maintain parking to ensure that residents have adequate access to property from street and alley.
- 4) Additional planting to buffer property line on 32nd Street North
- 5) The following uses are NOT permitted:
 - Communal Living Facility
 - Dwelling, Caretaker
 - Dwelling, Accessory
 - Dwelling Unit, Other
 - Accessory Structure (except an approved solid waste container)
 - Garage Sale/Yard Sale
 - Adult Care Center
 - Family Day/Night Care Home
 - Family Group Day/Night Care Home
 - Internment, Columbarium
 - Internment, Mausoleum
 - Private Club
 - Rummage Sale
 - Opioid Replacement Therapy Treatment Facility
 - Animal Boarding Facility
 - Animal Day Care
 - Animal Kennel
 - Automobile Sales
 - Automobile Service
 - Automobile/Light Truck Repair
 - Off-Premise Sign
 - Car Wash, Automated
 - Car Wash, Manual
 - Donation Box
 - Donation Center
 - Event Center
 - Funeral Home
 - Hotel
 - Mini-Storage Warehouse
 - Payday Loan
 - Title Loan/Pawnshop
 - Broadcast Satellite
 - Broadcast Tower
 - Cellular, Microwave or Two-Way Antennas
 - Cellular, Microwave or Two-Way Towers
 - Apiary
 - Chicken Coop
 - Community Garden
 - Urban Farm, Outdoor
 - Bus Station
 - Utility Substation
 - Reservoir/Water Tank
 - Solar Panel, Building Mounted
 - Solar Panel, Ground Mounted
 - Water/Sewer Pumping Station
 - Recycling Collection Center
 - Adult Establishment
 - Amphitheater
 - Arena
 - Amusement, Indoor
 - Amusement, Outdoor
 - Convention Center
 - Driving Range Free-Standing
 - Stadium

ZONING ADVISORY COMMITTEE

6) In addition to the existing landscaping, 1 new street tree and 1 new canopy tree should be planted for every 40 feet of street frontage.

7) In addition to the existing landscaping, 3 canopy trees should be planted in the parking area (does not include street frontage trees).

STATE OF ALABAMA
JEFFERSON COUNTY

Tim Gambrel
I, ~~W. Thomas Magee~~, 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 Zoning Advisory Committee of the Birmingham Planning Commission at its meeting held September 17, 2019 and the same appears of record in the Official Minutes of said Committee.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Birmingham Planning Commission this day, September 18, 2019.



Tim Gambrel
Chief Planner



RANDALL L. WOODFIN
MAYOR

710 - 20TH STREET NORTH
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EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2019-00027

Hooper City

Description: Application for review and approval of a site development plan (located in I-3, Planned Manufacturing District) for the construction of an Alabama Power vehicle repair garage

Applicant: ALABAMA POWER COMPANY

Owner: BHAM CITY OF C/O FINANCE DEPT

Premises/Geographic: 2240 Daniel Payne Drive

Parcel Information: 1. 012200161001001001; situated in the NE 1/4 of Section 16, Township 17S; Range 3-W

Property Zoned:

Proposed Use: Development Plan Review

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Alabama Power, representing the owner City of Birmingham, for the review and approval of a site development plan in a I-3, Planned Manufacturing District in order to construct a new vehicle repair garage located at 2420 Daniel Payne Drive as per the site plan submitted to the Zoning Advisory Committee and marked "Received", August 20th, 2019, be and the same is hereby "Approved" with the following conditions:

1. Site Development Plan must meet the requirements of the restrictive covenants of Daniel Payne Industrial Park.
2. Site Development Plan must be reviewed and approved by the Architectural Review Committee for the Daniel Payne Industrial Park.
3. Once a site development plan has been approved, no work shall be done and no permits shall be issued except in accord with said plan. No certificate of occupancy shall be issued until all site improvement as required by an approved site development plan has been completed.
4. Approval is contingent upon the adoption of the text change by the City Council (more specifically, allowing heavy truck repair in an I-3 district).

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