



RANDALL L. WOODFIN  
MAYOR

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

EDWIN REVELL  
DIRECTOR

## ZONING ADVISORY COMMITTEE

**ZAC2019-00022**

**Redmont Park**

**Description:** Application to change zone district boundaries from R-6, Multiple Dwelling District, to B-3, Community Business District, in order to construct a mixed-use project to include a hotel and residential condominium.

**Applicant:** C. RANDALL MINOR, ESQ

**Owner:** SOUTHSIDE INVESTORS II LLC

**Premises/Geographic:** 1248 22nd Street South

**Parcel Information:** 1. 012800062023003000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W

**Property Zoned:** R-6 MULTIPLE DWELLING

**Proposed Use:** Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of C. Randall Minor, Esq., representing the owner, Southside Investors II LLC, for a change in the zone district boundaries from R-6 (Multiple Dwelling District) to B-3 (Community Business District) in order to allow a hotel, residential condominium and associated uses, be and the same is hereby Not Recommended to the City Council for Approval.

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 October 01, 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, October 2, 2019.

*Tim Gambrel*

Tim Gambrel  
Chief Planner



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## ZONING ADVISORY COMMITTEE

**ZAC2019-00023**

**Redmont Park**

**Description:** Application to change zone district boundaries from R-6, Multiple Dwelling District and O&I, Office and Institutional District, to B-3, Community Business District, in order to construct a mixed-use project to include a hotel and residential condominium.

**Applicant:** C. RANDALL MINOR, ESQ.

**Owner:** 2222 ARLINGTON COMPANY LLC C/O BAYE

**Premises/Geographic:** 2222 Arlington Avenue, 2228 Arlington Avenue, 1232 22nd Street South, 1236 22nd Street South, 12

**Parcel Information:**

1. 012800062023004000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W
2. 012800062023005000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W
3. 012800062023006000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W
4. 012800062023007000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W
5. 012800062023008000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W

**Property Zoned:** O & I OFFICE AND INSTITUTIONAL  
R-6 MULTIPLE DWELLING

**Proposed Use:** Rezoning-Commercial / Mixed Use

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# ZONING ADVISORY COMMITTEE

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of C. Randall Minor, Esq., representing the owner, 2222 Arlington Company LLC, for the properties located at 2222 Arlington Avenue, 2228 Arlington Avenue, 1232 22nd Street South, 1236 22nd Street South and 1240 22nd Street South, for an application for a change in zone district boundaries from R-6 (Multiple Dwelling District) and O&I (Office and Institutional District) to B-3 (Community Business District) in order to allow a hotel, residential condominium and associated uses, be and the same is hereby Recommended to the City Council with the following "Q" conditions:

1. Submission to and approval by the planning staff of the PEP Department of a site development plan to include, but not be limited to, the location and height of all structures; parking, including architectural screening along Arlington Avenue; ingress and egress; and the location and screening of solid waste disposal container by a fence constructed of wood, masonry brick, or concrete which is architecturally compatible with the primary building sufficient in height on all four (4) sides.
2. No structure shall be erected to a height in excess of 80 feet.
3. Uses are limited to those allowed in B-3, Community Business District, excluding the following:
  - (a) Drive-in Restaurant
  - (b) Automotive, farm implement or trailer display or sales.
  - (c) Service station.
  - (d) Hardware or building material sales.
  - (e) Motel.
  - (f) Amusement (indoor and outdoor except when the property abuts residential zoned property located within the City of Birmingham); amusement (outdoor) is only allowed by special exception granted by the Zoning Board of Adjustment.
  - (g) Laundry, dry cleaning or dyeing plant (except for a dry cleaning and laundry drop off point for the residents and guests of the development).
  - (h) Business service shop, such as blueprinting, accounting, duplicating or employment agency.
  - (i) Business, music or dancing school.
  - (j) Repair service for such items as radios, televisions, shoes, watches or jewelry.
  - (k) Automotive, farm implement or trailer repair or servicing.
  - (l) Undertaking establishment or mortuary.
  - (m) Wholesale establishment, including storage and display.
  - (n) Carpentry, painting, plumbing, tinsmithing, and electrical shops; provided, that all work on the premises is done within a building, and all materials are stored in a building.
  - (o) Testing or research laboratory.
  - (p) Millinery, dressmaking or tailoring.
  - (q) Printing or engraving.
  - (r) Light manufacturing limited to the following:
    - a. Furniture.
    - b. Jewelry.
    - c. Cosmetics.
    - d. Candy.
    - e. Fur goods, except tanning or dyeing.
    - f. Medical, dental, or drafting instruments.
    - g. Optical equipment, clocks, watches and similar precision instruments.
    - (s) Other manufacturing, processing, fabricating or assembling operations which do not create any objectionable noise, vibrations, smoke, dust, odor, heat or glare, but only when the manufacturing, processing, fabricating, or assembling is incidental to a retail business conducted on the premises.
    - (t) Mini-Warehouse.
    - (u) Hospitals or other institutions, but not including mental hospitals or penal institutions; provided, however, churches shall not be excluded.
    - (v) Public buildings.
    - (w) Telephone exchange or service buildings (except as related to the development).
    - (x) Utility Installation or service building (except as related to the development).
    - (y) Adult Care Facility or Child Care Center (except as an accessory use).
    - (z) Wireless communications facility, in accordance with Article VI, Section 18.
    - (aa) Apiary.
    - (bb) Pay Day (Deferred Presentment) and Title Loan operations.

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**JEFFERSON COUNTY**

  
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**Tim Gambrel**  
**Chief Planner**