



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE
Birmingham Planning Commission
WebEx/Teleconference
6:00pm

July 21, 2020

MEMBERS PRESENT: **Dr. Nyesha Black**
Patty Pilkerton
Haley Colson Lewis
Dr. Victoria Hollis
Ronald Crenshaw
L'Tryce Slade

OTHERS PRESENT: Calvin Abram, Zoning Administrator
Kasandra Brundidge, Zoning Supervisor
Aakre Sims, ZAC Planner
Kimberly Speorl
Tracey Hayes

Dr. Nyesha Black, called the Zoning Advisory Committee meeting to order.

Case #: ZAC2020-00009

Request: Rezoning

Applicant: Schoel Engineering Company

Site Address: 800 Montclair Rd. 35213

Owner: Birmingham Metro LLC

Description: Application to change zone district boundaries from B-6 (Health & Institutional District) to C-2 (General Commercial District) and B-6 (Health & Institutional District) to MU-H (Mixed-Use High District) in order to construct a multi-family apartment complex and a mixed-use development.



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Haley Lewis made a motion to **approve**/deny the request as submitted with the following conditions:

1. No buildings for LOT 1 MU-H (Mixed-Use High District) will exceed 125 feet in height;
2. No buildings for LOT 2 C-2 (General Commercial District) will exceed 75 feet in height;
3. The portion of the property abutting Montclair Road will have an approximately 60-80-foot natural buffer that shall maintain the natural vegetation and coverings on site to the maximum extent possible;
4. The applicant will preserve the two (2) existing ponds on the site to the maximum extent possible;
5. The applicant will maintain a minimum of 50% of the existing trees on the site on LOT 2;
6. A Reservoir/Water Tank or Utility Substation shall be permitted only when constructed to support the needs of the propose development on parcels Lot 1 (MU-H) and Lot 2 (C-2);
7. On-premise signage to the site will be allowed to advertise retail and/or residential services located on the Lot 1 (MU-H) and the Lot 2 (C-2) on any On-premise signage as approved by the Planning, Engineering and Permits Department;
8. Car Wash, Manual shall be permitted only as an accessory to other uses on the site and not as a primary use;
9. Mini-Storage Warehouse shall be permitted only as an accessory to residential uses on the site and not as a primary use;
10. Drive-In/Drive Through shall be permitted; however, any fast food establishment will not be allowed to utilize a drive through as an accessory to the site;
11. Cellular, Microwave or Two-Way Antennas shall be permitted; however, they must be constructed with a stealth design as approved by the Planning, Engineering and Permits Department;
12. Cellular, Microwave or Two-Way Towers shall be permitted; however, they must be constructed with a stealth design as approved by the Planning, Engineering and Permits Department;



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These following condition(s) are **Prohibited Uses**:

Lot 2 (C-2) Lower Tract	Lot 1 (MU-H) Upper Tract
<ol style="list-style-type: none"> 1. Adult Establishment 2. Arena 3. Automobile Sales 4. Automobile Service 5. Automobile/Light Truck Repair 6. Bus Station 7. Car Wash, Automated 8. Chicken Coop 9. Convenience Store 10. Donation Center 11. Family Day/Night Care Home 12. Family Group Day/Night Care Home 13. Funeral Home 14. Garage Sale/Yard Sale 15. Internment, Columbarium 16. Internment, Mausoleum 17. Off-Premise Sign 18. Opioid Replacement Therapy Treatment Facility 19. Payday Loan 20. Recycling Collection Center 21. Reservoir/Water Tank 22. Rummage Sale 23. Stadium 24. Title Loan/Pawnshop 	<ol style="list-style-type: none"> 1. Adult Establishment 2. Arena 3. Automobile Sales 4. Automobile Service 5. Automobile/Light Truck Repair 6. Bus Station 7. Car Wash, Automated 8. Convenience Store 9. Donation Center 10. Family Day/Night Care Home 11. Funeral Home 12. Garage Sale/Yard Sale 13. Internment, Columbarium 14. Internment, Mausoleum 15. Off-Premise Sign 16. Opioid Replacement Therapy Treatment Facility 17. Payday Loan 18. Recycling Collection Center 19. Reservoir/Water Tank 20. Rummage Sale 21. Stadium 22. Title Loan/Pawnshop 23. Mini-Storage Warehouse

Motion second by Dr. Victoria Hollis. **All in favor. Motion passes/fails.**



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Case #: ZAC2020-00010

Request: Rezoning

Applicant: Lance Black

Site Address: 617 37th Street South 35222

Owner: Whitegroup

Description: Application to change zone district boundaries from O & I (Office & Institutional District) to MU-L (Mixed-Use Low District) in order to allow for a new 2-Story Office & Condominium Building.

Patty Pilkerton made a motion to **approve** the request as submitted.

Motion second by L'Tryce Slade. **All in favor. Motion passes/fails.**

Case #: ZAC2020-00012

Request: Text Change

Applicant: Frederick Chatman

Site Address: City of Birmingham/Department of Planning, Engineering & Permits

Owner: City of Birmingham

Description: Proposed amendments to the City's Zoning Ordinance-including revisions to allow an animal kennel in MXD; amend the parapet height requirement; amend the ZAC hearing section (to allow special called meetings of the Planning & Zoning Committee); and to amend the date for heavy industrial buffer requirements, filed by the Department of Planning, Engineering & Permits.

Haley Lewis made a motion to **approve** the request as submitted.

Motion second by Ronald Crenshaw. **All in favor. Motion passes/fails.**

Aakre Sims
ZAC Planner
City of Birmingham