



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
6:00pm

November 17, 2020

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

STAFF PRESENT: Calvin Abram, Zoning Administrator
Aakre Sims, ZAC Planner

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

Case #: ZAC2020-00022

Request: Rezoning

Applicant: Charles A.J. Beavers Jr.

Site Address: 1901 Finley Boulevard 35234

Owner: MAPCO Express, Inc.-John Rudolfs

Description: Application to change zone district boundaries from C-2 (General Commercial District) to I-1 (Light Manufacturing District) to construct a new MAPCO Convenience Store and Truck Plaza.

Motion: Haley Lewis made a motion to recommend the rezoning request as submitted to rezone the existing property from C-2 to I-1 for a new MAPCO Convenience Store and Truck Plaza.

Motion second by: Patty Pilkerton. All in favor. Passes/**Fails**.

The board members were not in favor of supporting the new MAPCO Convenience Store and Truck Plaza, based upon the fact this rezoning was/is not part of the North Birmingham framework plan.

Vote: 3-No 1-Yes



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Case #: ZAC2020-00024

Request: Rezoning

Applicant: C. Randall Minor

Site Address: 3701 65th Street North 35206

Owner: Resun Modspace, LLC

Description: Application to change zone district boundaries from R-3 (Single Family District) to I-1 (Light Manufacturing District) in order to allow for the sales, storage & parking of mobile offices and other modular space solutions.

Motion: Haley Lewis made a motion to recommend the rezoning request as submitted to rezone the existing property from R-3 to I-1 for the sales, storage & parking of mobile offices and other modular space solutions, with the following "Q" conditions:

1. The site shall be developed in substantial conformance with the site plan as submitted and approved by the Zoning Advisory Committee;
2. Title 1 Loans/Payday Loans;
3. Drug Treatment Facility;
4. The applicant must comply with the landscaping buffer requirements of 5.4 canopy trees, 2.7 understory trees and 22 shrubs to divide the residential zoning.

Motion second by: Patty Pilkerton. **All in favor.** **Passes/Fails.**

Vote: The motion carried unanimously.

Case #: ZAC2020-00025

Request: Rezoning

Applicant: Mashama Lowe

Site Address: 3801 Richard Arrington Jr. Boulevard. North 35234

Owner: Theresa Hutton

Description: Application to change zone district boundaries from CB-1 (Contingency Neighborhood Business District) to C-2 (General Commercial District) in order to allow for a Bar/Lounge, with the following "Q" conditions:

1. The applicant shall comply with the site plan as submitted and approved by the Zoning Advisory Committee;
2. The applicant must comply with the landscaping buffer requirements of 8 canopy trees, 4 understory trees and 32 shrubs to divide the residential zoning.



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Motion: Patty Pilkerton made a motion to recommend the rezoning request as submitted to rezone the existing property from CB-1 to C-2 in order to allow for a Bar/Lounge.

Motion second by: Haley Lewis. **All in favor.** **Passes**/Fails.

Vote: 3-Yes 1-No