



RANDALL L. WOODFIN
MAYOR

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

EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2019-00040

North Birmingham

Description: Application to change zone district boundaries from C-2 (General Commercial District) to I-1 (Light Manufacturing District) in order to allow a gravel parking area for storage of trailers and other equipment

Applicant: RELIABLE PROPERTY GROUP

Owner: FINLEY BLVD LLC

Premises/Geographic: 2409 20th Street North; 2008 24th Avenue North; 2015 24th Court North; 2014 24th Avenue North; 2019 24th Court North and 2414 21st Street North

Parcel Information: 1. 012200233001001000; situated in the SW 1/4 of Section 23, Township 17S; Range 3-W

Property Zoned: C2 - GENERAL BUSINESS DISTRICT

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Reliable Property Group, LLC, representing the owner, Finley Blvd LLC, for the properties located at 2409 20th Street North; 2008 24th Avenue North; 2015 24th Court North; 2014 24th Avenue North; 2019 24th Court North and 2414 21st Street North for an application for a change in zone district boundaries from C-2, General Commercial District to I-1, Light Manufacturing District to allow a gravel parking area for storage of trailers and other equipment, be and the same is hereby Recommended to the City Council with the following "Q" conditions:

- 1) The applicant should install landscaping (shrubs) along the front of the fence on the Finley Avenue side of the property.
- 2) The curb cut/driveway on 20th Street North should include at least 20 feet of concrete or asphalt (to catch any loose gravel on vehicles exiting the site)
- 3) Any changes/modifications to the site plan or any future development must be reviewed by the North Birmingham Implementation Committee and the Zoning Advisory Committee.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Tim 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 Zoning Advisory Committee of the Birmingham Planning Commission at its meeting held February 18, 2020 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, February 19, 2020.

Tim Gambrel
Chief Planner