



**ZONING ADVISORY COMMITTEE  
OF THE  
BIRMINGHAM PLANNING COMMISSION**

Randall L. Woodfin  
Mayor

**AGENDA**

Edwin Revell  
Director

Meeting Date: Monday, January 11, 2021

Location: WebEx

Time: 6:00PM

Pre-Meeting: 5:30PM

Pre-Meeting Location: WebEx

**West End Manor**

**ZAC2019-00014**

**Request:** Rezoning - Multi-Family  
**Applicant:** VARNIE BARKER  
**Owner:** BIRMINGHAM BOARD OF EDUCATION  
**Site Address:** 1401 16TH WAY SW 35211  
**Description:** Application for a change in zone district boundaries from R-3, Single Family District to D-5, Multiple Family District in order to adaptively re-use the existing Jackson Elementary School for a Senior Living Facility.  
**Premises/Geographic:** 1401 16th Way SW  
**Parcel Information:** Parcel No.: 012900094021051001, SE¼ of Section 09 , Township 18 S, Range 3 W  
**Zoning Information:** **From:** R-3 SINGLE FAMILY DISTRICT **To:** D-5 MULTIPLE FAMILY DISTRICT

**Crestline**

**ZAC2020-00026**

**Request:** Rezoning - Multi-Family  
**Applicant:** COREY JOHNSTON  
**Owner:** MOSS LINDA  
**Site Address:** 4424 MONTEVALLO RD 35213  
**Description:** Application for a change in zone district boundaries from R-3 (Single Family District) to D-5 (Multiple Dwelling District) to allow the construction of townhomes.  
**Premises/Geographic:** 4428,4432,and 4446  
**Parcel Information:** Parcel No.: 012300341002019000, NE¼ of Section 34 , Township 17 S, Range 2 W  
**Zoning Information:** **From:** R-3 SINGLE FAMILY DISTRICT **To:** D-5 MULTIPLE FAMILY DISTRICT

**Overton**

**ZAC2020-00027**

**Request:** Rezoning - Multi-Family  
**Applicant:** JIM BEATTY  
**Owner:** ABBEY-GREYSTONE,LLC/FRANK BARFIELD  
**Site Address:** 7273 CAHABA VALLEY RD 35242  
**Description:** Application to change zone district boundaries from HZ(Shelby County) and B2(Shelby County) to D-5(Multiple Dwelling District) to construct a 187 residential unit development.  
**Premises/Geographic:** 7277 Cahaba Valley Road 35242  
**Parcel Information:** Parcel No.: 030929002109700, SW¼ of Section 29 , Township 18 S, Range 1 W  
**Zoning Information:** **From:** HZD HOLDING ZONE DISTRICT B-2 GENERAL BUSINESS **To:** D-5 MULTIPLE FAMILY DISTRICT D-5 MULTIPLE FAMILY DISTRICT

**Overton**

**ZAC2020-00028**

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** C.RANDALL MINOR  
**Owner:** M E A REAL ESTATE PARTNERSHIP  
**Site Address:** 3520 CAHABA VALLEY RD  
**Description:** Application to change zone district boundaries from HZD(Holding Zone) to D-5 (Multiple Dwelling District) and C-1 (Neighborhood Commerical District) to construct a mixed-use development and accessory retail.  
**Premises/Geographic:** 3526,3506,3504 & 3540 Cahaba Valley Rd; 3500 Eastern Valley Road and also to include 3456 Gr  
**Parcel Information:** Parcel No.: 012700104000012000, SE¼ of Section 10 , Township 18 S, Range 1 W  
**Zoning Information:** **From:** HZD HOLDING ZONE DISTRICT HZD HOLDING ZONE DISTRICT **To:** D-5 MULTIPLE FAMILY DISTRICT C1 - NEIGHBORHOOD BUSINESS

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** TIMOTHY BULLARD  
**Owner:** BIRMINGHAM BOARD OF EDUCATION  
**Site Address:** 2301 AVENUE J EN 35218  
**Description:** Application to change zone district boundaries from R-3 (Single Family District) to MU-M (Mixed-Use Medium) to allow for the construction of multi-family units and a 15,000sf commercial space for a grocery store.  
**Premises/Geographic:** 2301 Avenue J Ensley 35218  
**Parcel Information:** Parcel No.: 012900062005001000, NW¼ of Section 06 , Township 18 S, Range 3 W  
**Zoning Information:** **From:** R-3 SINGLE FAMILY DISTRICT **To:** MUM - MIXED USE MEDIUM DENSITY