



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

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RANDALL L. WOODFIN
MAYOR

EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE
Birmingham Planning Commission
WebEx
6:00pm

January 11, 2021(Special Call Meeting)

MEMBERS PRESENT: Dr. Nyeshia Black
L'Tryce Slade
Dr. Victoria Hollis
Ronald Crenshaw
Patty Pilkerton

STAFF PRESENT: Tim Gambrel, Acting Zoning Administrator
Aakre Sims, ZAC Planner; Donald Wilborn & Julie Barnard

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

Case #: ZAC2019-00014

Request: Rezoning

Applicant: Varnie Barker

Site Address: 1401 16th Way SW 35211

Owner: Birmingham Board of Education

Description: Application to change zone district boundaries from R-3 (Single Family District) to D-5 (Multiple Dwelling District) in order to adaptively re-use the existing Jackson Elementary School for a Senior Living Facility.

This case will continue, the applicant nor a representative was present for this agenda.

Case #: ZAC2020-00026

Request: Rezoning

Applicant: Cory Johnston

Site Address: 4424, 4428, 4432 & 4446 Montevallo Road 35213

Owner: Cory Johnston

Description: Application to change zone district boundaries from R-3 (Single Family District) to D-5 (Multiple Dwelling District) to allow for new construction of 23 townhomes.

Applicant requested to be placed on the January 19, 2021 agenda.



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Case #: ZAC2020-00027

Request: Rezoning

Applicant: Jim Beatty

Site Address: 7273 & 7277 Cahaba Valley Road 35242

Owner: Abbey-Greystone, LLC/Frank Barfield

Description: Application to change zone district boundaries from HZ (Shelby County District) and B2 (Shelby County District) to D-5 (Multiple Dwelling District) to construct a 187 residential unit development.

Motion: Patty Pilkerton made a motion to continue the rezoning request as submitted to rezone the properties located at 7273 & 7277 Cahaba Valley Road from HZ and B2 to D-5 to construct a 187 residential unit development.

Motion second by: Dr. Victoria Hollis. All in favor. Passes/Fails/Continue.

The board members voted to continue this case until the January 19, 2021 next ZAC meeting. The members were concerned with the annexation process, and are requesting more information on the issue before making a decision to move this case forward.

Vote: 0-No 5-Yes

Case #: ZAC2020-00028

Request: Rezoning

Applicant: C. Randall Minor

Site Address: 3520, 3526, 3506, 3504 & 3540 Cahaba Valley Rd.; 3500 Eastern Valley; and 3456 Grants Mill Rd

Owner: M E A Real Estate Partnership

Description: Application to change zone district boundaries from HZD (Holding-Zone District) to D-5 (Multiple Dwelling District) and C-1 (Neighborhood Commercial District) to construct a mixed-use development and accessory retail.

Applicant requested to be placed on the February 16, 2021 agenda.

Case #: ZAC2020-00030

Request: Rezoning

Applicant: Timothy Bullard

Site Address: 2301 Avenue J Ensley 35218

Owner: Birmingham Board of Education



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Description: Application to change zone district boundaries from R-3 (Single Family District) to MU-M (Mixed-Use Medium District) to allow for the construction of multi-family units and a 15,000sf commercial space for a grocery store.

Motion: Ronald Crenshaw made a motion to recommend the rezoning request as submitted to rezone the property located at 2301 Avenue J Ensley from R-3 to MU-M to allow for the construction of multi-family units and a 15,000sf commercial space for a grocery store.

Motion second by: Dr. Victoria Hollis. All in favor. Passes/Fails/Continue.

All board members are in favor of the applicant's proposed rezoning request and the vote was unanimous.

Vote: 0-No 5-Yes