

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

January 11, 2021 (Special Call Meeting)

MEMBERS PRESENT:	Dr. Nyesha 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. Nyesha 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.

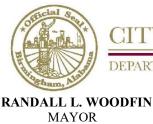
The board members voted to continue this case until the January 19, 2021 next ZAC meeting. The members were concerned with the annexation process, and are requesting more information on the issue before making a decision to move this case forward.

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