



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

February 2, 2021

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

STAFF PRESENT: Katrina Thomas, Michael Ward, Donald Wilborn, Thomas Yuill and Aakre Sims, ZAC Planner

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

Case #: ZAC2020-00026

Request: Rezoning/Multi-Family

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.

Motion: Victoria Hollis made a motion to recommend the rezoning request as submitted to rezone the properties located at 4424; 4428; 4432 & 4446 Montevallo Road from R-3(Single-Family District) to D-5 (Multiple Dwelling District) to allow for a new construction of 23 townhomes to continue at the next ZAC meeting on Tuesday, February 16, 2021.

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



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The board members were all in favor of the applicant doing a presentation for the neighborhood with the support of staff, provide a revised site plan, address concerns about the plans for the cemetery, the width of Montevallo road, the rating of the adjacent roadways as to traffic flow, and too much density for the site.

Vote: 1-No 4-Yes

Case #: ZAC2020-00034

Request: Rezoning- Commercial/Mixed Use

Applicant: Grant Gramstad

Site Address: 1215 31st Street North 35234

Owner: L P Swann Properties LLC

Description: Application to change zone district boundaries from CR-5 (Contingency-Multiple Dwelling District) to MU-M (Mixed-Use Medium District) in order to construct a new real estate office.

Motion: Patty Pilkerton made a motion to recommend the rezoning request as submitted to rezone the property located at 1215 31st Street North from CR-5(Contingency-Multiple Dwelling District) to MU-M (Mixed-Use Medium District) in order to construct a new real estate office.

Motion second by: L'Tryce Slade. All in favor. **Passes**/Fails/Continue.

The board members were all in favor of the applicant's proposed rezoning request and voted unanimously to recommend approval of the request.

Vote: 0-No 5-Yes