



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 16, 2020

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

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: Ronald Crenshaw 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 with the following "Q" conditions.

If approved the neighborhood and staff recommends the following "Q" Condition(s);

1. The following uses are prohibited:
 - a. Bed & Breakfast Inn
 - b. Child Care Center



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- c. Community Garden
- d. Family Day/Night Care Home
- e. Family Group Day/Night Care Home
- f. Market, Farmer's
- g. Personal Instructor
- h. Solar Panel, Ground Mounted
- i. Adult Care Center
- j. Cellular, Microwave or Two-Way Towers
- k. Communal Living Facility
- l. Internment, Cemetery
- m. Manufactured Housing
- n. Market Stand
- o. Reservoir/Water Tank
- p. Utility Substation
- q. Water/Sewer Pumping Station
- r. Accessory Child Care Center
- s. Amphitheater
- t. Apiary
- u. Arena
- v. Dwelling, Accessory
- w. Fitness Center
- x. Internment, Columbarium
- y. Internment, Mausoleum
- z. Rummage Sale
- aa. Stadium
- bb. Temporary Storage

2. The townhomes fronting Gladstone Avenue and Montevallo Road shall orient their front façade to those streets to create a more walkable sense of community;
3. Any fence/wall construction shall comply with the requirements in Title 1, Chapter 4 Section V of the Zoning Ordinance (Walls and Fences).
4. Sidewalk and street trees shall be required along Gladstone and Montevallo.
5. Architectural features mimicking front facades shall be required for any building that is not reoriented to front on Gladstone or Montevallo.
6. All exterior lighting for security and aesthetic shall be required to downlight and not encroach on neighboring property.



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

The board members voted to recommend approval of the proposed rezoning request with the following “Q” conditions:

If approved the neighborhood and staff recommends the following “Q” Condition(s);

2. The following uses are prohibited:
 - a. Bed & Breakfast Inn
 - b. Child Care Center
 - c. Community Garden
 - d. Family Day/Night Care Home
 - e. Family Group Day/Night Care Home
 - f. Market, Farmer’s
 - g. Personal Instructor
 - h. Solar Panel, Ground Mounted
 - i. Adult Care Center
 - j. Cellular, Microwave or Two-Way Towers
 - k. Communal Living Facility
 - l. Internment, Cemetery
 - m. Manufactured Housing
 - n. Market Stand
 - o. Reservoir/Water Tank
 - p. Utility Substation
 - q. Water/Sewer Pumping Station
 - r. Accessory Child Care Center
 - s. Amphitheater
 - t. Apiary
 - u. Arena
 - v. Dwelling, Accessory
 - w. Fitness Center
 - x. Internment, Columbarium
 - y. Internment, Mausoleum
 - z. Rummage Sale
 - aa. Stadium
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2. The townhomes fronting Gladstone Avenue and Montevallo Road shall orient their front façade to those streets to create a more walkable sense of community;



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3. Any fence/wall construction shall comply with the requirements in Title 1, Chapter 4 Section V of the Zoning Ordinance (Walls and Fences).
4. Sidewalk and street trees shall be required along Gladstone and Montevallo.
5. Architectural features mimicking front facades shall be required for any building that is not reoriented to front on Gladstone or Montevallo.
6. All exterior lighting for security and aesthetic shall be required to downlight and not encroach on neighboring property.

Vote: 1-No 4-Yes

Case #: ZAC2020-00032

Request: Rezoning/Commercial/Mixed-Use

Applicant: Brian Wolfe

Site Address: 2523 South Town Court 35235

Owner: U S Government

Description: Application to change zone district boundaries from R-7 (Multiple Dwelling District) to MU-D (Mixed Use Downtown District) in order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, parking garage and open space uses.

Motion: Patty Pilkerton made a motion to recommend the rezoning request as submitted to rezone the property located at 2523 South Town Court from R-7 to MU-D in order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, parking garage and open space uses.

Motion second by: Ronald Crenshaw. All in favor. **Passes**/Fails/Continue.

The board members were all in favor of the applicant's proposed rezoning request and voted unanimous to recommend the proposed rezoning request with the following "Q" condition:

- The height of the buildings shall not exceed 225 feet

Vote: 0-No 5-Yes



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Case #: ZAC2020-00033

Request: Rezoning/Commercial/Mixed-Use

Applicant: Steven Hydinger

Site Address: 911 23rd Street 35205

Owner: BellSouth S Government

Description: Application to change zone district boundaries from B-1 (Neighborhood Business District) to MU-D (Mixed Use Downtown District) in order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, parking garage and open space uses.

Motion: Patty Pilkerton made a motion to recommend the rezoning request as submitted to rezone the property located at 911 23rd Street from B-1 to MU-D in order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, and parking garage uses.

Motion second by: Ronald Crenshaw. All in favor. **Passes**/Fails/Continue.

The board members were all in favor of the applicant's proposed rezoning request and voted unanimous to recommend the proposed rezoning request with the following "Q" condition:

- The height of the buildings shall not exceed 225 feet

Vote: 0-No 5-Yes

Case #: ZAC2020-00035

Request: Rezoning/Commercial/Mixed-Use

Applicant: Jami Wadkins

Site Address: 2300 & 2312 1st Avenue South 35233

Owner: Hardwick Enterprises Inc.

Description: Application to change zone district boundaries from M-1 (Light Manufacturing District) to MU-D (Mixed Use Downtown District) in order to allow for an office, retail and restaurant uses.

Motion: Patty Pilkerton made a motion to recommend the rezoning request as submitted to rezone the property located at 2300 & 2312 1st Avenue South from M-1 to MU-D in order to allow for an office, retail and restaurant uses.



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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 unanimous to recommend the proposed rezoning request.

Vote: 0-No 5-Yes

Case #: ZAC2021-00006

Request: Rezoning/Commercial/Mixed-Use

Applicant: Steven Hydinger

Site Address: 959 23rd Street South 35205

Owner: Ken Norman Webster

Description: Application to change zone district boundaries from B-1 (Neighborhood Business District) to MU-D (Mixed Use Downtown District) in order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, parking garage and open space uses.

Motion: Patty Pilkerton made a motion to recommend the rezoning request as submitted to rezone the property located at 959 23rd Street South from B-1 to MU-D in order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, and parking garage uses.

Motion second by: Ronald Crenshaw. All in favor. **Passes**/Fails/Continue.

The board members were all in favor of the applicant's proposed rezoning request and voted unanimous to recommend the proposed rezoning request with the following "Q" condition:

- The height of the buildings shall not exceed 225 feet

Vote: 0-No 5-Yes