



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

Randall L. Woodfin
Mayor

AGENDA

Edwin Revell
Director

Meeting Date: Tuesday, April 20, 2021

Location: WebEx

Time: 6:00PM

Pre-Meeting: 5:30PM

Pre-Meeting Location: WebEx

Overton

ZAC2020-00027

Approved

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:	To:
HZD HOLDING ZONE DISTRICT	D-5 MULTIPLE FAMILY DISTRICT
B-2 GENERAL BUSINESS	D-5 MULTIPLE FAMILY DISTRICT

Overton

ZAC2020-00028

Not Approved

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:	To:
HZD HOLDING ZONE DISTRICT	D-5 MULTIPLE FAMILY DISTRICT
HZD HOLDING ZONE DISTRICT	C1 - NEIGHBORHOOD BUSINESS

ZAC2020-00027

Topics of discussion were:

- a. Negative impact on the watershed that furnishes water to Birmingham.
- b. Building high-density developments will only increase traffic problems for HWY 119.
- c. No objection to the proposed rezoning request.
- d. This development will have a

The ZAC members voted to recommend the approval, the vote was 4 to 1.

ZAC2020-00028

Topics of discussion were:

- a. Too much traffic and congestion at this 119 & Grants Mill Road Intersection.
- b. There will be more chance of accidents both pederstrian and vehiculars.
- c. No sewer is available in this entire area.
- d. Issues with Lake Purdy being exposed to run off, waste and other man made materials.
- e. This development would impact air quality as people wait at the stop sign on Grants Mill entering Hwy. 119 for long stretches of time.

The ZAC members voted to not recommend the approval, the vote was 0 to 5.