



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
City Council Chambers
Third Floor of City Hall
6:00pm

September 7, 2021

MEMBERS PRESENT: Dr. Nyeshia Black
L'Tryce Slade
Mashonda Taylor
Brian Gunn

STAFF PRESENT: Kim Speorl, Zoning Administrator
Colin Alexander, ZAC Planner

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

Motion: Mashonda Taylor made a motion to reorder the cases on the agenda

Motion Second By: Brian Gunn

Vote: The motion carried unanimously.

Case #: ZAC2021-00013

Request: Rezoning- Industrial

Applicant: Alton B. Parker Jr.

Site Address: 113 41st Ave N (Hooper Neighbhood)

Premises: 113 and 117 41st Ave N, 100 40th Ct W, and 125 and 129 41st Ave W

Owner: American Cast Iron Pipe Co C/O Skip

Description: Application to change zone district boundaries from D-3 (Single family District) to I-1 (Light Manufacturing District) in order to allow for the construction and development of an Office and Truck Plaza facility.

Motion: Mashonda Taylor made a motion **to recommend** the re-zoning request as submitted to rezone the existing properties from D-3 to I-1 with the following "Q" Condition:

1. Submission to and approval by the planning staff of the PEP Department of a site development plan to include, but not be limited to, the location and height of all



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structures; parking; ingress and egress; landscaping; location, size and number of all signs; storm water drainage; buffering and screening; exterior lighting; and the location and screening of solid waste disposal container by a fence constructed of wood, masonry brick, or concrete which is architecturally compatible with the primary building sufficient in height on all 4 sides with a double wooded gate at the entrance; and screening of all ground level HVAC units and satellite dishes. All landscaping, as per the approved landscaping plan, shall be installed prior to the occupancy of the development and shall be maintained in a living condition no less than as installed.

2. All landscaping, including landscape buffers, must meet the landscaping requirements in the zoning ordinance
3. All lighting must meet the lighting guidelines in the zoning ordinance
4. Uses are limited to those allowed in I-1, Light Manufacturing District, excluding the following:
 - a) Private Club
 - b) Opioid Replacement Therapy Treatment Facility
 - c) Veterinarian Clinic
 - d) Animal Boarding Facility
 - e) Animal Day Care
 - f) Animal Kennel
 - g) Bar
 - h) Funeral Home
 - i) Payday Loan
 - j) Title Loan/Pawnshop
 - k) Broadcast Satellite
 - l) Broadcast Tower
 - m) Cellular – Microwave or Two-Way Antennas
 - n) Cellular – Microwave or Two-Way Towers
 - o) Wrecked Impound Lot
 - p) Heliport
 - q) Railroad Station
 - r) Utility Substation
 - s) Reservoir/Water Tank
 - t) Water Treatment Plant
 - u) Water/Sewer Pumping Station
 - v) Adult Establishment
 - w) Arena
 - x) Amusement, Outdoor
 - y) Stadium
 - z) Truck Repair, Heavy
 - aa) Multi-Family Dwellings of 5 units or more
 - bb) College or University

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

Vote: The motion carried unanimously.



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Case #: ZAC2021-00007

Request: Rezoning- Residential

Applicant: C. Randall Minor

Site Address: 3357 3rd Pl

Owner: Alabama Power Co

Description: Application to change zone district boundaries from MXD (Planned Mixed-Use District) to D-3 (Single-Family District) in order to allow for the construction and development of a single-family residential subdivision.

Motion: L'Tryce Slade made a motion to **continue** the case indefinitely.

Motion second by: Mashonda Taylor. All in favor: **Passes**/Fails.

Vote: The motion carried unanimously.