



RANDALL L. WOODFIN  
MAYOR

710 - 20TH STREET NORTH  
ROOM 210 CITY HALL  
BIRMINGHAM, ALABAMA 35203

EDWIN REVELL  
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2020-00026

Crestline

**Description:** Application for a change in zone district boundaries from R-3 (Single Family District) to D-5 (Multiple Dwelling District) to allow the construction of townhomes.

**Applicant:** COREY JOHNSTON

**Owner:** MOSS LINDA

**Premises/Geographic:** 4428,4432,and 4446 Montevallo Rd.

**Parcel Information:** 1. 012300341002019000; situated in the NE 1/4 of Section 34, Township 17S; Range 2-W

**Property Zoned:** R-3 SINGLE FAMILY DISTRICT

**Proposed Use:** Rezoning-Multi-Family

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Corey Johnston, representing the owner, Linda Moss, for the properties located at 4424, 4428, 4432 and 4446 Montevallo Road for an application for a change in zone district boundaries from R-3 (Single Family District) to D-5 (Multiple Dwelling District) to allow the construction of 23 townhomes, be and the same is hereby Recommended to the City Council 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
  - 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 since 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.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Tim Gambrel, Technical Advisor to the Birmingham Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Advisory Committee of the Birmingham Planning Commission at its meeting held February 16, 2021 and the same appears of record in the Official Minutes of said Committee.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Birmingham Planning Commission this day, February 17, 2021.

Tim Gambrel  
Chief Planner



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ZONING ADVISORY COMMITTEE

ZAC2020-00032

Southside

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

**Applicant:** BRIAN WOLFE

**Owner:** U S GOVERNMENT

**Premises/Geographic:** 820 24th Street South; 2526,2467,2525,2547,2557 9th Ct. S & 933 23rd Street South

**Parcel Information:** 1. 012300313021001000; situated in the SW 1/4 of Section 31, Township 17S; Range 2-W

**Property Zoned:** R-7 MULTIPLE DWELLING

**Proposed Use:** Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Brian Wolfe, representing the owner, U S Government, for the property located at 2523 South Town Court for a change in zone district boundaries from R-7 (Multiple Dwelling District) to MU-D (Mixed Use Downtown District) to order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, parking garage and open space uses, be and the same is hereby Recommended to the City Council with the following "Q" condition:

- The height of the buildings shall not exceed 225 feet

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**ZONING ADVISORY COMMITTEE**

**ZAC2020-00033**

**SOUTHSIDE**

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

**Applicant:** STEVEN HYDINGER

**Owner:** BELLSOUTH TELECOMMUNICATIONS

**Premises/Geographic:** 959 23rd Street South

**Parcel Information:** 1. 012800062003004001; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W

**Property Zoned:** B-1 NEIGHBORHOOD BUSINESS

**Proposed Use:** Rezoning-Commercial / Mixed Use

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BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Steven Hydinger, representing the owner, BellSouth Telecommunications, LLC., for the property located at 911 23rd Street South for a change in zone district boundaries from B-1 (Neighborhood Business District) to MU-D (Mixed Use Downtown District) to order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, and parking garage uses, be and the same is hereby Recommended to the City Council with the following "Q" condition:

- The height of the buildings shall not exceed 225 feet

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ZONING ADVISORY COMMITTEE

ZAC2020-00035

Southside

**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 use.

**Applicant:** JAMI WADKINS

**Owner:** HARDWICK ENTERPRISES INC

**Premises/Geographic:** 2300-2312 1st Avenue South

**Parcel Information:** 1. 012200361018002000; situated in the NE 1/4 of Section 36, Township 17S; Range 3-W

**Property Zoned:** M-1 LIGHT INDUSTRIAL

**Proposed Use:** Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Jami Wadkins, representing the owner, Hardwick Enterprises Inc., for the property located at 2300 & 2312 1st Avenue South, for a change in the 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 use, be and the same is hereby Recommended to the City Council for Approval.

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### ZONING ADVISORY COMMITTEE

**ZAC2021-00006**

**Southside**

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

**Applicant:** STEVEN HYDINGER

**Owner:** WEBSTER NORMAN KEN

**Premises/Geographic:** 959 23rd Street South

**Parcel Information:** 1. 012800062003004000; situated in the NW 1/4 of Section 06, Township 18S; Range 2-W

**Property Zoned:** B-1 NEIGHBORHOOD BUSINESS

**Proposed Use:** Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Steven Hydinger, representing the owner, Ken Norman Webster, LLC., for the property located at 959 23rd Street South for a change in zone district boundaries from B-1 (Neighborhood Business District) to MU-D (Mixed Use Downtown District) to order to construct a new mixed-use development that includes multi-family, retail, hotel, office, medical office, and parking garage uses, be and the same is hereby Recommended to the City Council with the following "Q" condition:

- The height of the buildings shall not exceed 225 feet

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