



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

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

EDWIN REVELL
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2021-00008

Norwood

Description: Application to change zone district boundaries from C-B2 (Contingency General Business District) and C-R5 (Contingency Multiple Dwelling District) to C-2 (General Commercial District) in order to construct a new convenience store.

Applicant: JIMMY PLOTT

Owner: TWELFTH AVENUE PROPERTIES LLC C/O D

Premises/Geographic: 3020 12th Avenue North

Parcel Information: 1. 012200251004010000; situated in the NE 1/4 of Section 25, Township 17S, Range 3-W

Property Zoned: B-2 GENERAL BUSINESS
R-5 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 Jimmy Plott, representing the owner, David Bowers, for the property located at 3020 12th Avenue North Application to change zone district boundaries from CR-5 (Contingency, Multiple Dwelling District) and CB-2 (Contingency, General Business District) to C-2 (General Commercial District) in order to construct a new convenience store, be and the same is hereby Recommended to the City Council with the following "C" conditions:

1. Must meet all current conditions for landscaping including required buffers, lighting that does not disturb adjacent residential properties and egress
2. Limit hours of operation, Sunday through Thursday closing not later than 10 p.m., Friday and Saturday closing no later than 12 a.m.
3. Limit all business and entertainment to inside
4. Manage and maintain parking to ensure that residents have adequate access to property from street and alley.
5. Solar Panels will only be allowed if they are screened from view
6. The following uses are prohibited:
 - a. Communal Living Facility
 - b. Dwelling, Caretaker
 - c. Dwelling, Accessory
 - d. Dwelling Unit, Other
 - e. Accessory Structure (with the exception of dumpster for trash)
 - f. Garage Sale/Yard Sale
 - g. Adult Care Center
 - h. Child Care Center
 - i. Family Day/Night Care Home
 - j. Family Group Day/Night Care Home
 - k. Accessory Child Care Center
 - l. Internment, Columbarium
 - m. Internment, Mausoleum
 - n. Private Club
 - o. Rummage Sale
 - p. Opioid Replacement Therapy Treatment Facility
 - q. Animal Boarding Facility
 - r. Animal Day Care
 - s. Animal Kennel
 - t. Automobile Sales
 - u. Automobile Service
 - v. Automobile/Light Truck Repair
 - w. Off-Premise Sign
 - x. Car Wash, Automated
 - y. Car Wash, Manual
 - z. Donation Box
 - aa. Donation Center
 - bb. Event Center
 - cc. Funeral Home
 - dd. Hotel
 - ee. Market, Public
 - ff. Mini-Storage Warehouse
 - gg. Payday Loan
 - hh. Title Loan/Pawnshop
 - ii. Broadcast Satellite
 - jj. Broadcast Tower
 - kk. Cellular, Microwave or Two-Way Antennas
 - ll. Cellular, Microwave or Two-Way Towers
 - mm. Apiary
 - nn. Chicken Coop
 - oo. Community Garden
 - pp. Urban Farm, Outdoor
 - qq. Bus Station
 - rr. Utility Substation
 - ss. Reservoir/Water Tank

- tt. Water/Sewer Pumping Station
- uu. Recycling Collection Center
- vv. Adult Establishment
- ww. Amphitheater
- xx. Arena
- yy. Amusement, Indoor
- zz. Amusement, Outdoor
- aaa. Driving Range Free-Standing
- bbb. Stadium

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 May 25, 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, May 26, 2021.



Tim Gambrel
Chief Planner



ZONING ADVISORY COMMITTEE

ZAC2021-00002

Hooper City

Description: Application to change zone district boundaries from C-2 (General Commercial) to I-1 (Light Manufacturing)

Applicant: C. RANDALL MIINOR

Owner: OLLIE ROBERT L & DEBORAH D

Premises/Geographic: 225 Daniel Payne Drive

Parcel Information: 1. 012200142016004000; situated in the NW 1/4 of Section 14, Township 17S, Range 3-W

Property Zoned: C2 - GENERAL BUSINESS DISTRICT

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of C. Randall Minor, Esq., representing the owner, Daniel Payne LLC., for the property located at 225 Daniel Payne Drive for Application for a change in zone district boundaries from C-2 (General Commercial District) to I-1 (Light Manufacturing District) to construct and develop and office warehouse building, be and the same is hereby Recommended to the City Council with the following "Q" conditions:

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 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. Roof mounted HVAC units will be screened by the building parapet. All on and off site improvements shall be developed and maintained in strict conformance with the approved site development plan. 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. The site plan for the development, except for emergency responders or as otherwise approved by PEP staff, shall be designed so that ingress and egress to and from the site shall be directed away from Campbell Lane.
3. 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) Off-Premise Sign
 - i) Funeral Home
 - j) Payday Loan
 - k) Title Loan/Pawnshop
 - l) Broadcast Satellite
 - m) Broadcast Tower
 - n) Cellular – Microwave or Two-Way Antennas
 - o) Cellular – Microwave or Two-Way Towers
 - p) Wrecked Impound Lot
 - q) Heliport
 - r) Railroad Station
 - s) Utility Substation
 - t) Reservoir/Water Tank
 - u) Water Treatment Plant
 - v) Water/Sewer Pumping Station
 - w) Adult Establishment
 - x) Arena
 - y) Amusement, Outdoor
 - z) Stadium
 - aa) Multi-Family Dwellings of 5 units or more
 - bb) College or University

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