



Randall L. Woodfin  
Mayor

# ZONING ADVISORY COMMITTEE OF THE BIRMINGHAM PLANNING COMMISSION

## AGENDA

Edwin Revell  
Director

Meeting Date: Tuesday, February 16, 2021

Location: WebEx

Time: 6:00PM

Pre-Meeting: 5:30PM

Pre-Meeting Location: WeEx

### Crestline

ZAC2020-00026

Approved

**Request:** Rezoning - Multi-Family  
**Applicant:** COREY JOHNSTON  
**Owner:** MOSS LINDA  
**Site Address:** 4424 MONTEVALLO RD 35213  
**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. 4428,4432,and 4446 Montevallo Rd.  
**Premises/Geographic:**  
**Parcel Information:** Parcel No.: 012300341002019000, NE¼ of Section 34 , Township 17 S, Range 2 W  
**Zoning Information:** **From:** R-3 SINGLE FAMILY DISTRICT **To:** D-5 MULTIPLE FAMILY DISTRICT

### Southside

ZAC2020-00032

Approved

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** BRIAN WOLFE  
**Owner:** U S GOVERNMENT  
**Site Address:** 2523 SOUTHTOWN CT 35235  
**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.  
**Premises/Geographic:** 820 24th Street South; 2526,2467,2525,2547,2557 9th Ct. S & 933 23rd Street South  
**Parcel Information:** Parcel No.: 012300313021001000, SW¼ of Section 31 , Township 17 S, Range 2 W  
**Zoning Information:** **From:** R-7 MULTIPLE DWELLING **To:** MXD MIXED USE

### SOUTHSIDE

ZAC2020-00033

Approved

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** STEVEN HYDINGER  
**Owner:** BELLSOUTH TELECOMMUNICATIONS  
**Site Address:** 911 23RD ST 35205  
**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.  
**Premises/Geographic:** 959 23rd Street South  
**Parcel Information:** Parcel No.: 012800062003004001, NW¼ of Section 06 , Township 18 S, Range 2 W  
**Zoning Information:** **From:** B-1 NEIGHBORHOOD BUSINESS **To:** MXD MIXED USE

### Southside

ZAC2020-00035

Approved

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** JAMI WADKINS  
**Owner:** HARDWICK ENTERPRISES INC  
**Site Address:** 2300 1ST AVE S 35233  
**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.  
**Premises/Geographic:** 2300-2312 1st Avenue South  
**Parcel Information:** Parcel No.: 012200361018002000, NE¼ of Section 36 , Township 17 S, Range 3 W  
**Zoning Information:** **From:** M-1 LIGHT INDUSTRIAL **To:** MUD - MIXED USE DOWNTOWN

Approved

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

**Applicant:** STEVEN HYDINGER

**Owner:** WEBSTER NORMAN KEN

**Site Address:** 959 23RD ST S 35205

**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.

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

**Parcel Information:** Parcel No.: 012800062003004000, NW¼ of Section 06 , Township 18 S, Range 2 W

**Zoning Information:** **From:** B-1 NEIGHBORHOOD BUSINESS **To:** MUD - MIXED USE DOWNTOWN

ZAC2020-00026

Topics of discussion were:

- a. A number of variances will be required.
- b. Too much density for the site
- c. Encroachment issues on the neighborhood
- d. 35% open space throughout the site
- e. Don't want to limit solar panel ground
- f. Traffic issues for widen of Gladstone

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

ZAC2020-00032

Topic of discussion:

The height of the buildings to be limited to 225 feet.

The ZAC members voted to recommend the approval, the vote was 5 to 0.

ZAC2020-00033

The topic discussion was the same as case ZAC2020-00032 and the votes.

ZAC2020-00035

No topic discussion.

The ZAC members voted to recommend the approval, the vote was 5 to 0.

ZAC2021-00006

The topic discussion was the same as case ZAC2020-00032 & ZAC2020-00033 and the votes.