



Randall L. Woodfin  
Mayor

# ZONING ADVISORY COMMITTEE OF THE BIRMINGHAM PLANNING COMMISSION

## AGENDA

Katrina R. Thomas  
Director

Meeting Date: Tuesday, January 18, 2022  
Location: City Council Chambers, Third Floor, City Hall  
Time: 6:00PM  
Pre-Meeting: 5:30PM

Pre-Meeting Location: Department of Planning Engineering & Permits  
Conference Room, Fifth Floor

### Hooper City

ZAC2021-00017

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** RANSOM CREECH  
**Owner:** DANIEL PAYNE LLC  
**Site Address:** 224 DANIEL PAYNE DR 35207  
**Description:** Application to change zone district boundaries from C-2 (General Commercial District) to I-1 (Light Manufacturing District) in order to allow for a truck repair and maintenance facility, accessory to the existing truck stop/travel center  
**Premises/Geographic:** 224 Daniel Payne Dr  
**Parcel Information:** Parcel No.: 012200151001001000, NE¼ of Section 15 , Township 17 S, Range 3 W  
**Zoning Information:** **From:** C2 - GENERAL BUSINESS DISTRICT **To:** I1 - LIGHT MANUFACTURING DIST

### Roosevelt

ZAC2021-00019

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** MARQUAN BROWN  
**Owner:** ROOSEVELT FIRST BAPTIST CHURCH  
**Site Address:** 5201 SUGAR RAY DR 35228  
**Description:** Application to change zone district boundaries from "Q"-D5 to I-1 in order to allow for the operation of a wholesale baking and distribution facility, private sports instruction, and a business incubator  
**Premises/Geographic:** 5201 Sugar Ray Dr  
**Parcel Information:** Parcel No.: 013000262013013000, NW¼ of Section 26 , Township 18 S, Range 4 W  
**Zoning Information:** **From:** QUALIFIED D-5 MULTIPLE FAMILY DISTRICT **To:** I1 - LIGHT MANUFACTURING DIST

### Five Points South

ZAC2021-00020

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** KIMLEY-HORN (CLAY SMITH)  
**Owner:** AGL PROPERTIES LLC  
**Site Address:** 1028 2ND AVE S 35233  
**Description:** Application to change zone district boundaries from M-2 (Heavy Industrial District) to MU-D (Mixed-Use Downtown District) in order to allow for a mixed-use development, including multi-family residential, hotel, retail and outdoor space  
**Premises/Geographic:** 1028 2nd Avenue South  
**Parcel Information:** Parcel No.: 012900021006002000, NE¼ of Section 02 , Township 18 S, Range 3 W  
**Zoning Information:** **From:** M-2 HEAVY INDUSTRIAL **To:** MUD - MIXED USE DOWNTOWN

### Southside

ZAC2021-00021

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** SCHOEL ENGINEERING  
**Owner:** WEBSTER NORMAN K  
**Site Address:** 2234 MAGNOLIA AVE 35205  
**Description:** Application to change zone district boundaries from B-1 (Neighborhood Business District) to MU-D (Mixed-Use Downtown) in order to allow for restaurant and retail space  
**Premises/Geographic:** 2234 Magnolia Avenue  
**Parcel Information:** Parcel No.: 012800062013009000, NW¼ of Section 06 , Township 18 S, Range 2 W  
**Zoning Information:** **From:** B-1 NEIGHBORHOOD BUSINESS **To:** MUD - MIXED USE DOWNTOWN

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** DAVID G ELLIS  
**Owner:** HANNA FAMILY PTNSHIP 1/3  
**Site Address:** 4641 HWY 280 HWY E 35242  
**Description:** Application to pre-zone territory proposed for annexation from A-1 (Agricultural District-Shelby County) to C-2 (General Commercial District-City of Birmingham) to construct a multi-family residential development

**Premises/Geographic:**  
**Parcel Information:** Parcel No.: 027360001005000, SW¼ of Section 36 , Township 18 S, Range 2 W  
**Zoning Information:** **From:** A-1 AGRICULTURAL **To:** C2 - GENERAL BUSINESS DISTRICT

**Bush Hills**

**Request:** Rezoning - Commercial / Mixed Use  
**Applicant:** BUSH HILLS CONNECTIONS  
**Owner:** BIRMINGHAM BOARD OF EDUCATION  
**Site Address:** 1030 4TH TER W 35204  
**Description:** Application to change zone district boundaries from D-3 (Single Family District) to C-2 (General Commercial District) in order to convert the Woodrow Wilson School property into community event space, a community garden and an outdoor urban farm

**Premises/Geographic:** 1030 4th Terrace West (Woodrow Wilson School)  
**Parcel Information:** Parcel No.: 012200334016014000, SE¼ of Section 33 , Township 17 S, Range 3 W  
**Zoning Information:** **From:** D-3 - SINGLE FAMILY DISTRICT **To:** C2 - GENERAL BUSINESS DISTRICT