



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

KATRINA THOMAS
DIRECTOR

ZONING ADVISORY COMMITTEE
Birmingham Planning Commission
City Council Chambers
6:00pm

January 18, 2022

MEMBERS PRESENT: Ronald Crenshaw
Haley Colson Lewis
Dr. Nyesha Black
Dr. Victoria Hollis

STAFF PRESENT: Kim Speorl, Zoning Administrator

Dr. Black called the meeting to order at 6:00 PM. The Committee voted to move Case ZAC2021-00019 to the end of the Agenda.

Case #: ZAC2021-00017
Request: Rezoning
Applicant: Ransom Creech, Kimley-Horn
Site Address: 224 Daniel Payne Drive
Neighborhood: Hooper City Neighborhood
Description: Application for a change in zone district boundaries from C-2 (General Commercial District) to I-1 (Light Manufacturing District)

Presentation: Case presented by Clay Smith, Kimley-Horn

Motion: Haley Colson Lewis moved to approve with the conditions recommended by Staff:

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.



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2. 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

Second: Ronald Crenshaw

Vote: 4-Yes and 0-No



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Case #: ZAC2021-00020
Request: Rezoning
Applicant: Clay Smith, Kimley-Horn
Site Address: 1028 2nd Avenue South
Neighborhood: Five Points South Neighborhood
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

Presentation: Case presented by Clay Smith, Kimley-Horn

Motion: Dr. Victoria Hollis moved to approve

Second: Ronald Crenshaw

Vote: 4-Yes and 0-No



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Case #: ZAC2021-00021
Request: Rezoning
Applicant: Taylor Schoel, Schoel Engineering
Site Address: 2234 Magnolia Avenue South
Neighborhood: Southside Neighborhood
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

Presentation: Case presented by Taylor Schoel, Schoel Engineering

Motion: Dr. Victoria Hollis moved to approve with the conditions recommended by Staff

Q Conditions:

1) Building height shall be limited to 60 feet
2) Uses shall be restricted to those allowed in the MU-M district (Mixed-Use Medium)

Second: Ronald Crenshaw

Vote: 4-Yes and 0-No



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Case #: ZAC2021-00022
Request: Rezoning
Applicant: Arlington Properties
Site Address: 4641 Highway 280
Neighborhood: Overton Neighborhood
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

Presentation: Case presented by Dave Ellis, Arlington Properties

Motion: Haley Colson Lewis moved to approve

Second: Ronald Crenshaw

Vote: 4-Yes and 0-No

After the vote, ZAC members asked Staff to provide an update on the number of multi-family rezoning cases within the past 5 years and if there is still demand in the City for multi-family housing.



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Case #: ZAC2021-00023
Request: Rezoning
Applicant: Bush Hills Connections
Site Address: 1030 4th Terrace West
Neighborhood: Bush Hills Neighborhood
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

Presentation: Case presented by Joalice Thompson, Bush Hills Connections

Speakers: Ms. Streeter (Bush Hills Neighborhood President)
Eugene (parents live at 1015 Graymont Avenue)
Ms. Williams (lives at 1203 Bush Circle)
Teresa Shufflebarger (UAB)
Frances Collins (lives at 1013 Graymont Ave W)
Mr. McWilliams (lives at 1009 Graymont Ave W)

Motion: Dr. Victoria Hollis moved to approve with the conditions recommended by Staff

Q Conditions:

1. Only the following C-2 uses shall be allowed:

- a. Accessory Structure
- b. Amusement, Indoor
- c. Clinic
- d. Fitness Center
- e. Multiple Family
- f. Office
- g. Park/Greenway
- h. Personal Instruction
- i. Public Building
- j. Urban Farm, Indoor
- k. Adult Care Center
- l. Child Care Center
- m. Community Garden
- n. Institutional Office
- o. Market, Public
- p. Mobile Grocery Store
- q. Place of Worship
- r. School, Elementary/Middle
- s. Solar Panel, Building Mounted
- t. Solar Panel, Ground Mounted
- u. Chicken Coop
- v. Duplex/Triplex/Quadplex
- w. Event Center
- x. School, Trade
- y. Urban Farm, Outdoor



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- z. Accessory Child Care Center
- aa. Apiary
- bb. Donation Box
- cc. Garage Sale/Yard Sale
- dd. Home Occupations
- ee. Market Stand
- ff. Cellular, Microwave or Two-Way Antennas
- gg. Cellular, Microwave or Two-Way Towers

Second: Haley Colson Lewis

Vote: 3-Yes, 0-No, 1-Abstention (Ronald Crenshaw)



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Case #: ZAC2021-00019
Request: Rezoning
Applicant: Marquan Brown, Edolyn's Pies
Site Address: 5201 Sugar Ray Drive
Neighborhood: Roosevelt Neighborhood
Description: Application for a change in zone district boundaries from "Q" D-5 (Qualified Multi-Family District) to I-1 (Light Manufacturing District) for a wholesale bakery, a private sports instruction facility, and business incubator

Presentation: Case presented by Marquan Brown, Edolyn's Pies

Speakers: June Smith Jackson (mother lives at 5817 Grant Avenue)

Motion: Haley Colson Lewis moved to approve with the conditions recommended by Staff

Q Conditions:

- 1) Landscape buffer adjacent to single family residential uses
- 2) Only the following uses shall be allowed:
 - a. Accessory Structure
 - b. Amusement, Indoor
 - c. Bakery, Retail
 - d. Bakery, Wholesale
 - e. Business Service
 - f. Business Service with Distribution
 - g. Child Care Center
 - h. Community Garden
 - i. Mobile Grocery Store
 - j. Office
 - k. Park/Greenway
 - l. Public Building
 - m. School, Business
 - n. Solar Panel, Building Mounted
 - o. Solar Panel, Ground Mounted
 - p. Urban Farm, Indoor

Second: Ronald Crenshaw

Vote: 4-Yes, 0-No