



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

KATRINA R. THOMAS
DIRECTOR

ZONING ADVISORY COMMITTEE

ZAC2021-00017

Hooper City

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

Applicant: RANSOM CREECH

Owner: DANIEL PAYNE LLC

Premises/Geographic: 224 Daniel Payne Dr

Parcel Information: 1. 012200151001001000; situated in the NE 1/4 of Section 15, 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 Ransom Creech, representing the owner, Pilot Travel Centers LLC, for property located at 224 Daniel Payne Drive to change zone district boundaries from C-2, General Commercial District, to I-1, Light Manufacturing District, in order to construct a light truck repair/maintenance facility and bring the existing travel center into zoning compliance, 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. 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

**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 January 18, 2022 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, January 19, 2022.

**Tim Gambrel
Chief Planner**



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ZAC2021-00019

Roosevelt

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

Applicant: MARQUAN BROWN

Owner: ROOSEVELT FIRST BAPTIST CHURCH

Premises/Geographic: 5201 Sugar Ray Dr

Parcel Information: 1. 013000262013013000; situated in the NW 1/4 of Section 26, Township 18S; Range 4-W

Property Zoned: D-5 MULTIPLE FAMILY DISTRICT

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Marquan Brown, representing the owner, Roosevelt First Baptist Church, for property located at 5201 Sugar Ray Drive, to change zone district boundaries from QD-5 (Qualified Multi-Family District), to I-1 (Light Manufacturing District), in order to allow for the operation of a wholesale baking and distribution facility, private sports instruction, and a business incubator, be and the same is hereby Recommended to the City Council with the following "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

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ZAC2021-00020

Five Points South

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

Applicant: KIMLEY-HORN (CLAY SMITH)

Owner: AGL PROPERTIES LLC

Premises/Geographic: 1028 2nd Avenue South

Parcel Information: 1. 012900021006002000; situated in the NE 1/4 of Section 02, Township 18S; Range 3-W

Property Zoned: M-2 HEAVY INDUSTRIAL

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Clay Smith, representing the owner, AGL Properties LLC, for property located at 1028 2nd Avenue South, 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 that includes multi-family residential, hotel, retail and outdoor space, be and the same is hereby Recommended to the City Council.

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ZAC2021-00021

Southside

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

Applicant: SCHOEL ENGINEERING

Owner: WEBSTER NORMAN K

Premises/Geographic: 2234 Magnolia Avenue

Parcel Information: 1. 012800062013009000; 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 Taylor Schoel, representing the owner, Magnolia Point LLC, for property located at 2234 Magnolia Avenue South, to change zone district boundaries from B-1 (Neighborhood Business District), to MU-D (Mixed-Use Downtown District), in order to allow for restaurant and retail space, be and the same is hereby Recommended to the City Council with the following 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 District)

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ZAC2021-00022

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

Applicant: DAVID G ELLIS

Owner: HANNA FAMILY PTNSHIP 1/3

Premises/Geographic:

Parcel Information: 1. 027360001005000; situated in the SW 1/4 of Section 36, Township 18S; Range 2-W

Property Zoned: A-1 AGRICULTURAL

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Arlington Properties, representing the owners, Hanna Family Partnership, Ltd., Omar Green Touchstone, William Andrew Newton, Anna Newton Kirby and Kathryn Quinn Newton, for property located at 4641 Highway 280, to pre-zone territory proposed for annexation from A-1 (Agricultural District/Shelby County) to C-2 (General Commercial District/City of Birmingham) in order to allow for a new multi-family residential development, be and the same is hereby Recommended to the City Council.

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ZAC2021-00023

Bush Hills

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

Applicant: BUSH HILLS CONNECTIONS

Owner: BIRMINGHAM BOARD OF EDUCATION

Premises/Geographic: 1030 4th Terrace West (Woodrow Wilson School)

Parcel Information: 1. 012200334016014000; situated in the SE 1/4 of Section 33, Township 17S; Range 3-W

Property Zoned: D-3 - SINGLE FAMILY DISTRICT

Proposed Use: Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Bush Hills Connections, representing the owner, Birmingham City Schools, for property located at 1030 4th Terrace West, 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, community garden and outdoor urban farm, be and the same is hereby Recommended to the City Council with the following 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
 - 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

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