



PLANNING AND ZONING COMMITTEE

**THURSDAY, OCTOBER 18, 2018, 3:00 P.M.
5TH FLOOR CONFERENCE ROOM, CITY HALL**

COUNCILOR STEVEN W. HOYT, CHAIR

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- September 6, 2018

III. ZONING ITEMS

1. **ZAC2018-00019.....North Birmingham**
Application for a change in zone district boundaries from I-1, Light Manufacturing District to 1-2, Heavy Industrial District, filed by Sherman Industries, LLC representing the owner, Finley Properties, Inc., for the properties located at 2105 19th Street North and 2215 24th Avenue North situated in the SW ¼ Section 23, Township 17-S, Range 3-West. (35234, District 9).

Proposed Use: ***Concrete Batch Plant.***

The City’s Long Range Land Use Plan identifies the property as Light Industrial, a land use designation most comparable to the existing zoning district located south and west of the subject property, therefore, the rezoning request is Not Consistent with the Plan.

The applicant met with ***The North Birmingham Neighborhood Association*** at its regularly scheduled meeting on **September 10, 2018** to review the proposed rezoning request. No vote was taken at that meeting. ***The North Birmingham Neighborhood Association*** met again on **October 8, 2018** to review the proposed rezoning request and voted to

Not Recommend the rezoning request. The vote was 6 ***approved*** and 9 ***denied***.

As a courtesy, the applicant presented the proposed redevelopment to the neighboring ***Evergreen Neighborhood Association*** at its regularly scheduled meeting on **September 18, 2018**. The Evergreen Neighborhood Association did not support the rezoning request.

Information on this request was also sent to the ***North Birmingham Framework Plan Implementation Committee*** for feedback and to ensure consistency with the goals of the North Birmingham Framework Plan. The ***Committee did not support*** the rezoning request.

Zoning Advisory Committee Action:

The Zoning Advisory Committee will meet at its regularly scheduled meeting on **October 16, 2018**

IV. OLD AND NEW BUSINESS

V. ADJOURN

If accommodation is required for an event or meeting, please contact: Chiara Perry, Birmingham City Council Public Information Officer, with reasonable advance notice by e-mailing her at Chiara.Perry@birminghamal.gov or calling her at (205) 254-2498.