



COMMITTEE REPORT



JOINT PLANNING AND ZONING AND SPECIAL CALLED COMMITTEE OF THE WHOLE MEETING

Thursday, July 10, 2019

8:30 a.m.

5TH Floor Conference Room

MINUTES

COUNCILOR STEVEN W. HOYT, COMMITTEE CHAIR
COUNCILOR ABBOTT & COUNCILOR O'QUINN, COMMITTEE MEMBERS

Councilor(s) Present: Hoyt, Abbott, O'Quinn

I. CALL TO ORDER

Councilor Hoyt called the meeting to order.

II. APPROVAL OF MINUTES - June 12, 2019

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Abbott: Seconded.

III. DISCUSSION OF COMMITTEE APPOINTMENTS/ REAPPOINTMENTS

- Design Review
- Zoning Board of Adjustment

Action Taken:

Item delayed until the next scheduled Planning and Zoning Committee Meeting.

IV. ZONING ITEMS

1. ZAC2019-00010 - Green Acres. Application for a change in zone district boundaries from C-2, General Commercial District to AG, Agriculture District, filed by Joseph A. Miller, III, representing the owner, Steven L. Humphries., for the property located at 3501 Cleburn Avenue situated in the SW ¼ Section 18, Township 18-S, Range 3-West. (35221, District 7).

Proposed Use: To allow a cemetery use.

The City's Long Range Land Use Plan identifies the property for **Parks and Recreation and Open Space**; a designation that generally applies to lands owned for conservation purposes, parks, cemeteries and FEMA-designated floodways. This land use classification is consistent with the previous use of the property as a golf range/course. The proposed use as a cemetery **is somewhat Consistent with the Plan; however rezoning to the Agriculture zoned district is not consistent with the Plan because this district allows other non-open space uses.**

The Green Acres Neighborhood Association met at its regularly scheduled meeting on June 18, 2019 to review the proposed rezoning request and voted to **Not Recommend** the rezoning request. **The vote was 0 approved, 10 denied.**

As a courtesy, the applicant presented the proposed rezoning to the neighboring **Germania Park Neighborhood Association** at its regularly scheduled meeting on June 20, 2019. **The Germania Park Neighborhood Association did not support** the rezoning request. **The vote was 0 approved, 16 denied.**

Information on this request was also sent to **The Five Points West Framework Plan Implementation Committee** for feedback and to ensure consistency with the goals of **The Five Points West Framework Plan**. **The Committee does not support** the rezoning request.

MINUTES

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on July 2, 2019 to review the applicant's request and voted to ***Not Recommend Approval.***

Action Taken:

Councilor O'Quinn: _____ Moved to Approve.

Councilor Abbott: _____ Seconded.

Item Recommended to the City Council Agenda.

2. **ZAC2019-00011 - Central Park** Application for a change in zone district boundaries from I-2, Heavy Industrial District to Mixed-Use High District, filed by The Birmingham City Council, for the properties located at 3240 and 3250 Fayette Avenue situated in the SE ¼ of Section 05, Township 18-S; 3-W. (35208). (Council District 8)

The City's Long Range Land Use Plan identifies the property for ***Mixed- Use High; a designation applied to office, residential retail and small artisanal industries***; therefore, the proposed rezoning ***is Consistent*** with the Plan.

The Central Park Neighborhood Association met at its regularly scheduled meeting on June 13, 2019 to review the proposed rezoning request and voted to approve it. *The vote was **29 approved, 0 denied.***

As a courtesy, the applicant presented the proposed rezoning request to the ***Rising West-Princeton Neighborhood Association*** at its regularly scheduled meeting on June 10, 2019. *The Rising West-Princeton Neighborhood Association **supported*** the rezoning request.

Information on this request was also sent to ***The Five Points West Framework Plan Implementation Committee*** for feedback and to ensure consistency with the goals of ***The Five Points West Framework Plan***. The Committee ***supports*** the rezoning request.

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on July 2, 2019 to review the applicant's request and voted to ***Recommend Approval.***

Action Taken:

Councilor O'Quinn: _____ Moved to Approve.

Councilor Abbott: _____ Seconded.

Item Recommended to the City Council Agenda.

V. OLD AND NEW BUSINESS

None

VI. ADJOURN

Councilor O'Quinn: _____ Moved to Adjourn.

Councilor Abbott: _____ Seconded.