



# COMMITTEE REPORT



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

Friday April 13, 2018

3:00 p.m.

5<sup>TH</sup> 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 MINUTE - March 21, 2018 and April 3, 2018**

**Action Taken:**

**Councilor O'Quinn: \_\_\_\_\_ Moved to Approve.**

**Councilor Hoyt: \_\_\_\_\_ Seconded.**

**III. DISCUSSION OF PLANNING COMMISSION APPOINTMENTS**

A resolution appointing five (5) members to the Birmingham Planning Commission; one (1) member to fill the unexpired term of C. Patrick Bodden, said term expiring on October 6, 2018, one (1) member to fill the unexpired term of Jason Fondren, said term expiring on October 6, 2020, one (1) member to fill the unexpired term of Dr. Brian Johnson, said term expiring on October 6, 2021, and two (2) members for terms expiring on October 6, 2023.

Birmingham Planning Commission members are appointed for six (6) year terms. C. Patrick Bodden resigned from the Planning Commission on April 12, 2018 and it is recommended that Ronald Crenshaw be appointed to fill this unexpired term on the Planning Commission, said term expiring on October 6, 2018. Jason Fondren resigned from the Planning Commission on May 2, 2017 and it is recommended that Zakee Iddeen be appointed to fill this unexpired term on the Planning Commission, said term expiring on October 6, 2020. Dr. Brian Johnson resigned from the Planning Commission on March 31, 2018 and it is recommended that Dr. Kathryn Doornbos be appointed to fill this unexpired term on the Planning Commission, said term expiring on October 6, 2021.

The Planning Commission term for Elizabeth Barbaree-Tasker expired on October 6, 2017. Since she has served two full terms, it is recommended that Haley Colson Lewis be appointed to this seat on the Planning Commission, said term expiring on October 6, 2023. The Planning Commission term for Dr. Nysha Cheyenne Black expired on October 6, 2017 and it is recommended that she be reappointed to the Birmingham Planning Commission for a term expiring on October 6, 2023.

**Action Taken:**

**Councilor O'Quinn: \_\_\_\_\_ Moved to Approve.**

**Councilor Hoyt: \_\_\_\_\_ Seconded.**

**Item Recommended to Council.**

**IV. ZONING ITEMS**

**1.\*ZAC2018-00001 - Five Points South**

Application for a change in zone district boundaries from QB-3, Qualified Community Business District to B-3, Community Business District, filed by C. Randall Minor, representing the owner, Highland AL Partners, LLC for the properties located at 2173 Highland Avenue South and 2150 14<sup>th</sup> Avenue South situated in the **NW¼ of Section 06, Township 18-S, Range 2-West. (35205, District 3). Reconsideration of "Q" conditions**

MINUTES

Proposed Use: **Multiple-family, retail and restaurant type uses.**

The City's **Long Range Land Use Plan identifies the property as Mixed Use High**; therefore, the proposed rezoning request **is Consistent** with the Plan.

**The Five Points South Neighborhood Association met** at its regularly scheduled meeting on **February 26, 2018** and voted to **Recommend** the proposed development.

**Zoning Advisory Committee Action:**

**The Zoning Advisory Committee met** at its regularly scheduled meeting on **March 1, 2018** and voted to **Recommend** approval of the applicant's request.

**The Planning and Zoning Committee Action:**

**The Planning and Zoning Committee met** at its regularly scheduled meeting on **March 15, 2018**, **No vote** was taken due to lack of a quorum. The item was continued until the next Planning and Zoning Committee meeting.

**The Planning and Zoning Committee met** at a special call meeting on **March 21, 2018**, and voted to Recommend the approval of the applicant's request with the following "Q" Conditions:

1. *Uses shall be limited to only the following:*
  - a. *Retail store;*
  - b. *Restaurant (including drive-in restaurant) or tavern;*
  - c. *Business service shop, such as blueprinting, accounting, duplicating or employment agency;*
  - d. *Office;*
  - e. *Bank or lending institution;*
  - f. *Parking lot or garage;*
  - g. *On-premise signs;*
  - h. *Dwelling, jointly with other uses or as a principal use, including Family Day/Night Care or Family Group Day/Night Care facilities;*
  - i. *Wireless communications facility;*
  - j. *Community Garden;*
  - k. *Farmers Market;*
  - l. *Public Market; and*
  - m. *Indoor Urban Farm*

**The Planning and Zoning Committee Action:**

**The Planning and Zoning Committee met** at its regularly scheduled meeting on **April 5, 2018**, **No vote** was taken due to lack of a quorum. The item was continued until the next Planning and Zoning Committee meeting.

**Action Taken:**

**Councilor O'Quinn: Moved to Approve.**

**Councilor Abbott: Seconded.**

**Item Recommended to Council.**

**2.\*ZAC2018-0000 - Norwood**

**A change in zone district boundaries from CO&I, Contingency Office and Institutional District to B-1, Neighborhood Business District for the adaptive reuse of existing structure for a private fitness studio, filed by owner Krystal Rumph, for the property located at 1115 27<sup>th</sup> Street North situated in the NE¼ of Section 25, Township 17-S, Range 3-West. (35234, District 4).**

MINUTES

Proposed Use: **Private Fitness Studio**

**The City's Long Range Land Use Plan** identifies the property as **Mixed- Use Medium**, a land use designation most comparable to the existing zoning district, **therefore, the rezoning request is Consistent** with the Plan.

The applicant met with **The Planning and Zoning Committee of The Norwood Neighborhood Association on March 17, 2018** at the subject property. The Committee had no concerns made a recommendation to **The Norwood Neighborhood Association** to approve the rezoning request. On March 24, 2018, **The Norwood Neighborhood Association** voted to **Recommend Approval** of the proposed rezoning request. The vote was **11 approved** and **1 denied**.

**Zoning Advisory Committee Action:**

*The Zoning Advisory Committee will meet at its regularly scheduled meeting on **April 3, 2018**.*

**The Planning and Zoning Committee Action:**

*The Planning and Zoning Committee met at its regularly scheduled meeting on **April 5, 2018**, No vote was taken due to lack of a quorum. The item was continued until the next Planning and Zoning Committee meeting.*

**Action Taken:**

**Councilor O'Quinn: Moved to Approve.**

**Councilor Abbott: Seconded.**

**Item Recommended to Council.**

V. **OLD AND NEW BUSINESS**

None

VI. **ADJOURN**

**Councilor Abbott: Moved to Adjourn.**

**Councilor O'Quinn: Seconded.**