



JOINT SPECIAL CALLED PLANNING AND ZONING AND COMMITTEE OF THE WHOLE MEETING  
Thursday, July 19, 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 MINUTES - June 7, 2018

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Abbott: Seconded.

### III. DISCUSSION OF COMMITTEE APPOINTMENTS/ REAPPOINTMENTS (Design Review Committee and Planning Commission)

Action Taken:

Discussion Only – No Action Taken

### IV. ZONING ITEMS

#### 1. ZAC2018-00009 - Oxmoor

Application for a change in zone district boundaries from QC-2, Qualified General Commercial District to QC-2, Qualified Commercial District and thereby amending the "Q" conditions of Case Z-35-89 to allow "shopping center uses only and/or multiple family in order to allow the construction of an 11 garden style apartment buildings consisting of 280 units, filed by Brian Hatcher, representing the owner, Lakeshore Parkway Retail, LP for the property located at 259 Lakeshore Parkway, Birmingham Alabama 35209, situated in the NW ¼ of Section 26, Township 18-S; 3-W, (35209). (Council District 7).

**Proposed Use: A request to amend the "Q" conditions (Z-35-89) to allow the construction of an 11 garden style apartment consisting of 280 units.**

***The City's Long Range Land Use Plan identifies the property for General Commercial District; therefore, the proposed amendment of "Q" conditions Is Consistent with the Plan.***

MINUTES

***The Oxmoor Neighborhood Association met at its regularly scheduled meeting on July 9, 2018 to review the proposed project and voted to approve the proposed project. The vote was 9 approved and 0 denied.***

The City's Stormwater Administrator Staff reviewed the applicant's proposal and if the request is approved, recommends the following:

- *ADEM Construction NPDES Permit will be required for Soil Erosion and Sediment Prevention and Control.*
- *City of Birmingham Soil Erosion Control permit will be required.*
- *City of Birmingham Civil Construction permit will be required.*
- *Post Construction runoff shall not exceed pre-project runoff for the 2, 10, and 25-year storm events. The 100-year storm shall safely pass the system.*
- *The use of low impact and green infrastructure development practices LID/GI is encouraged.*
- *LID/GI practices are required for the parking space area that is greater than the required for the parking space count.*

**Zoning Advisory Committee Action:**

***The Zoning Advisory Committee will meet at its regularly scheduled meeting on July 17, 2018.***

**Action Taken:**

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

**Councilor Abbott: Seconded.**

**Item Recommended to the City Council Agenda.**

**2. ZAC2018-00011 - Citywide**

**Proposed amendments to the City of Birmingham's Zoning Ordinance (Ord No. 17-51) in order to revise the regulations for the floodplain overlay district, brew pubs, cottage developments, signs for churches and public buildings in residential districts, and to allow additional parking reductions for properties in mixed use and character code districts when located in close proximity to transit super stops, among other miscellaneous changes needed to provide clarity, filed by the Department of Planning, Engineering and Permits.**

MINUTES

**Zoning Advisory Committee Action:**

***The Zoning Advisory Committee will meet*** at its regularly scheduled meeting on **July 17, 2018.**

**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 Abbott: Moved to Adjourn.**

**Councilor O'Quinn: Seconded.**

**Meeting Adjourned.**