



JOINT PLANNING AND ZONING AND SPECIAL CALLED COMMITTEE OF THE WHOLE MEETING  
Thursday, September 6, 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 - August 2, 2018

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Abbott: Seconded.

### III. ZONING ITEMS

#### 1. ZAC2018-00010 - Overton

Application for a change in zone district boundaries from HZD, Holding Zone District to C-2, General Commercial District, filed by Swan Lake Stables, LLC, representing the owner, Alex Jones for the property located at 4291 Sicard Hollow Road situated in the SE $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 24, Township 18-S, Range 2-West. (35242, District 2).

Proposed Use: *Event Center.*

*The City's Long Range Land Use Plan* identifies the property as *Residential Low*, a land use designation most comparable to the existing zoning district, therefore, the rezoning request is *Not Consistent with the Plan.*

*The Overton Neighborhood Association* met at its regularly scheduled meeting on August 7, 2018 and voted to The vote was 7 approved and 0 denied.

Zoning Advisory Committee Action:

*The Zoning Advisory Committee* met at its regularly scheduled meeting on July 17, 2018 and voted to *Recommend* approval of the applicant's request with the following conditions:

1. *Use is limited to an event center and HZD, Holding Zone District uses.*

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Abbott: Seconded.

Item Recommended to the City Council Agenda.

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2. **ZAC2018-00015, Woodlawn**

Application for a change in zone district boundaries from R-4, Two Family and Semi-Attached Dwelling District to I-1, Light Manufacturing District, filed by Bolaji Kukoyi, representing the owner, Birmingham Airport Authority for the properties situated in the SW ¼ of Section 16, Township 17-S; 2-West. (35212. District 4).

Proposed Use: ***Service Facilities for the rental car companies serving the Birmingham-Shuttlesworth International Airport.***

***The City's Long Range Land Use Plan identifies the properties as Residential Low, a land use designation most comparable to the existing zoning district, however the land use plan is in the process of being updated to complement the East Birmingham Framework Plan, therefore the proposed use would be Consistent with the plan.***

***The Woodlawn Neighborhood Association*** met at its regularly scheduled meeting on **August 13, 2018** to review the proposed project and voted to recommend approval of the proposed project. The vote was **15 approved and 0 denied**.

As a courtesy, the applicant presented the proposed redevelopment to the neighboring ***Inglenook Neighborhood Association*** at its regularly scheduled meeting on **August 13, 2018** and there were no objections expressed regarding the applicant's request. The Neighborhood Association supported the rezoning request. The vote was **9 approved and 0 denied**.

As a courtesy, the applicant will present the proposed redevelopment to the neighboring ***Kingston Neighborhood Association*** at its regularly scheduled meeting on **August 27, 2018**. The vote was **11 approved and 0 denied**.

**Zoning Advisory Committee Action:**

***The Zoning Advisory Committee*** met at its regularly scheduled meeting on **July 17, 2018** and voted to **Recommend** approval of the applicant's request.

**Action Taken:**

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

**Councilor Hoyt: Seconded.**

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

3. **ZAC2018-00018, North Birmingham**

Application for a change in zone district boundaries from C-2, General Commercial District to I-1, Light Manufacturing District, filed by Jon Rasmussen representing the owner, Mitchell Properties-Birmingham 23<sup>rd</sup> St., LLC., for the properties located at 2401 and 2403 22<sup>nd</sup> Street North, 2225 24<sup>th</sup> Avenue North, and 2213, 2217 and 2709 25<sup>th</sup> Avenue North situated in the NE ¼ Section 23, Township 17-S, Range 3-West. (35234, District 9).

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Proposed Use: ***Storage of trucks, buses, trailers and heavy equipment lot for Truckworx.***

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 Consistent*** with the Plan.

The applicant met with ***The North Birmingham Neighborhood Association*** at its regularly scheduled meeting on **August 13, 2018** and voted to ***Recommend*** the rezoning request. The vote was **16 approved and 0 denied**.

The ***North Birmingham Framework Implementation Committee*** also reviewed the proposed rezoning request and ***Recommended*** approval of the rezoning request with the following conditions.

1. *Review and approval of a Site Development Plan by the Zoning Advisory Committee prior to any new construction.*

**Zoning Advisory Committee Action:**

***The Zoning Advisory Committee*** met at its regularly scheduled meeting on **August 21, 2018** and voted to ***Recommend*** approval of the applicant's request as QI-1, Qualified Light Manufacturing District with the following conditions:

1. *Review and approval of a Site Development Plan by the Zoning Advisory Committee prior to any new construction.*

**Action Taken:**

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

**Councilor Abbott: Seconded.**

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

IV. **OLD AND NEW BUSINESS**

None

V. **ADJOURN**

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

**Councilor Abbott: Seconded.**