



COMMITTEE REPORT



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

Wednesday, April 24, 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 - April 4, 2019

Action Taken:

Approval of Minutes Delayed Until the Next Regular Scheduled Planning and Zoning Committee Meeting.

III. ZONING ITEMS

1. ZAC2019-00003 - Wahouma

Application for a change in zone district boundaries from R-3, Single Family District to I-1, Light Manufacturing District to allow a fueling station and parking lot for the Birmingham City School System buses, filed by Lawrence Wilson, representing the owner, Birmingham City Schools for the properties located between 3rd Avenue North and 1st Avenue North and between 64th Street North and I-20 Interstate Exchange, Birmingham Alabama 35212, situated in the SE ¼ of Section 16, Township 17-S; 2-W and NE ¼ of Section 21, Township 17-S; 2-W.

- **Proposed Use:** A fueling station and parking lot for the Birmingham City School System buses. (35212). (Council District 4).
- **The City's Long Range Land Use Plan identifies the property as General Commercial, a land use designation most comparable to the existing zoning district, therefore, the rezoning request is Not Consistent with the Plan.**
- **The Wahouma Neighborhood Association** met at its regularly scheduled meeting on **March 7, 2019** to review the proposed rezoning request and voted to approve the proposed request. **The vote was 3 approved and 2 denied.**
- As a courtesy, the applicant presented the proposed rezoning request to the neighboring **Eastlake Neighborhood Association** at its regularly scheduled meeting on **March 5, 2019** and there were no objections expressed regarding the applicant's request. **The vote was 31 approved and 0 denied.**
- As a courtesy, the applicant also presented the proposed rezoning request to the neighboring **Woodlawn Neighborhood Association** at its regularly scheduled meeting on **March 11, 2019** and there were no objections expressed regarding the applicant's request. **The vote was 15 approved and 0 denied.**
- **Zoning Advisory Committee Action:**
The Zoning Advisory Committee will meet at its regularly scheduled meeting on **April 16, 2019** to review the applicant's rezoning request.

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Abbott: Seconded.

Item Recommended to the City Council Consent Agenda.

MINUTES

2. **ZAC2019-00007 - Woodlawn**
Application for a change in zone district boundaries from QB-2, Qualified General Business District to QB-2, Qualified Business District and thereby amending the “Q” conditions of Case ZAC2005-00113 (Ordinance #1814-G) to allow parking for the construction of a new church, filed by Perry Macon, representing the owners, First Baptist Church Woodlawn for the properties located at 106, 150 and 200 53rd Street North and 5230 1st Avenue North, Birmingham Alabama 35212, situated in the SW ¼ of Section 21, Township 17-S; 2-W.

- **Proposed Use:** A request to amend the “Q” conditions (ZAC2005-00113, Ordinance #1814-G) to allow the construction of a new church. (35212). (Council District 4).
 - *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.*
 - *The Woodlawn Neighborhood Association will meet at a special called meeting on April 15, 2019 to review the case.*
 - **Zoning Advisory Committee Action:**
 - *The Zoning Advisory Committee will meet at its regularly scheduled meeting on April 16, 2019 to review the applicant’s request*

Action Taken:

Councilor O’Quinn: Moved to Approve.

Councilor Abbott: Seconded.

Item Recommended to the City Council Consent Agenda.

3. **De-annexation for the property located at 1136 Eastview Circle.**

The Jefferson County Commission, representing the governing body of Jefferson County, Alabama, is requesting the de-annexation of property with the physical address of 1136 Eastview Circle and currently referred to as Holiday Hills Park. The Jefferson County Commission is seeking to de-annex this portion of the property after becoming aware that potential funding sources required to make substantial improvements to Holiday Hills Park can only be made available to properties located in unincorporated areas of the county (which falls under the administration of the Commission). De-annexation of this property would make it easier for the Commission to apply for new funding sources that can be utilized to make the necessary improvements. The lot requested for de-annexation is currently zoned R-3.

Action Taken:

Councilor Hoyt: Moved to Approve.

Councilor Abbott: Seconded.

Item Recommended to the City Council Consent Agenda.

4. **ZAC2019-00006 - Citywide**

ZAC2019-00006 is a proposal to amend the City of Birmingham’s Zoning Ordinance to include a Healthy Food Overlay District and to modify guidelines pertaining to urban agriculture. The purpose of a Healthy Food Overlay District is to allow for more convenient access to fresh meats, fruits and vegetables within a designated area in the City that lacks a supermarket, supercenter, or a large grocery store. The Healthy Food Overlay District guidelines will also limit the over-concentration of small box discount stores within the Overlay District. The modifications to the urban agriculture standards in the City’s Zoning Ordinance will add guidelines for mobile grocery stores and make it easier to allow for more farmers markets, public markets, and community gardens within the City.

Action Taken:

Councilor O’Quinn: Moved to Approve.

Councilor Hoyt: Seconded.

Item Recommended to the City Council Consent Agenda.

MINUTES

IV. **OLD AND NEW BUSINESS**

The Committee was presented and reviewed the Grocery Store Update, suggested changes from Community Food Bank, and Zoning Ordinance

Action Taken:

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

Councilor Hoyt: _____ **Seconded.**

Interviews are being scheduled to fill vacancies on the Design Review and Planning Commission.

V. **ADJOURN**

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

Councilor Abbott: _____ **Seconded.**