

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

Thursday, August 29, 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 - July 10, 2019

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Hoyt: Seconded.

III. DISCUSSION OF COMMITTEE APPOINTMENTS/ REAPPOINTMENTS

- Design Review
- Zoning Board of Adjustment

Action Taken:

A special called meeting will be scheduled for further discussion.

IV. ZONING ITEMS

1. ZAC2019-00017, Five Points South

Application for a change in zone district boundaries from M-1, Light Industrial District to MU-D, Mixed-Use Downtown District, filed by T. Michael Gibson, representing the owner, Wells Fargo Bank, for the property located at 300 18th Street South and situated in the SW ¼ of Section 36, Township 17-S, Range 3-West and SW¼ of Section 36, Township 17-S, Range 3-West and. (35233, District 6).

Proposed Use: Mixed use development with ground floor retail and restaurant and apartments (student housing) on the upper floors.

The City's *Long Range Land Use Plan* identifies the property as *Mixed-Use Downtown* a designation applied to medium to high density office, residential, retail and entertainment areas; therefore the proposed rezoning request *is Consistent* with the *Long Range Land Use Plan*.

The Five Points South Neighborhood Association met at its regularly scheduled meeting on July 22, 2019 to review the proposed rezoning request and voted "To Recommend Approval". The vote was 7 approved and 0 denied.

Zoning Advisory Committee Action:

The Zoning Advisory Committee will meet at its regularly scheduled meeting on August 20, 2019 to review the applicant's rezoning request and voted to *Recommend* approval.

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Hoyt: Seconded.

Item Recommended to the City Council Agenda.

MINUTES

2. ZAC2019-00018, Southside

Application for a change in zone district boundaries from M-1, Light Industrial District to MU-D, Mixed-Use Downtown District, filed by the owner, T. Michael Gibson, for the property located at 2212 1st Avenue South and situated in the NE ¼ of Section 36, Township 17-S, Range 3-West (35233, District 5).

Proposed Use: To adaptively re-use an existing 2 story brick building and construct a new 3 story metal framed building as an addition to create a mixed-use development with condominiums.

The City's *Long Range Land Use Plan* identifies the property as *Mixed-Use Downtown* a designation applied to medium to high density office, residential, retail and entertainment areas; therefore the proposed rezoning request *is Consistent* with the *Long Range Land Use Plan*.

The Southside Neighborhood Association met at its regularly scheduled meeting on August 15, 2019 to review the proposed rezoning request. The vote was 4 approved and 0 denied.

Zoning Advisory Committee Action:

The Zoning Advisory Committee will meet at its regularly scheduled meeting on August 20, 2019 to review the applicant's rezoning request and voted to **Recommend** approval.

Action Taken:

Councilor Abbott: Moved to Approve.

Councilor O'Quinn: Seconded.

Item Recommended to the City Council Agenda.

3. ZAC2018-00024, Citywide

An ordinance to amend the City of Birmingham's Zoning Ordinance Title 1 "General Provisions" (Ord No. 17-51, as amended), filed by the Department of Planning, Engineering and Permits.

The recommended Ordinance change revise density requirements, modify I-3 permitted uses, revise cemetery requirements (to meet State Code of Alabama), amend accessory structures to places of worship and modify spacing requirements for multi-family student housing

See attached for text changes. Amendments are identified in red language (strikethrough text are deletions and **underlined text represent additions**).

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on August 20, 2019 to review the text changes and voted to **Recommend** approval.

Action Taken:

Councilor Abbott: Moved to Approve.

Councilor O'Quinn: Seconded.

Item Recommended to the City Council Agenda.

V. OLD AND NEW BUSINESS

None

VI. ADJOURN

Councilor O'Quinn: Moved to Approve.

Councilor Abbott: Seconded.