



**PLANNING & ZONING MEETING  
WEDNESDAY, FEBRUARY 26<sup>th</sup>, 2020  
12:00 PM  
5<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL  
COUNCILOR STEVEN W. HOYT, CHAIR**

**AGENDA**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- February 12<sup>th</sup>, 2020

III. ZONING ITEMS

**1. ZAC2019-000013..... Ensley**  
Application for a change in zone district boundaries from R-3 (Single Family Residential District) to C-2 (General Commercial District), filed by Varnie Barker, representing the owner, Birmingham City Schools, for the properties located at 1301 15<sup>th</sup> Street and 1400 Avenue M and situated in the SE¼ of Section 31, Township 17-S, Range 3-West. (35218, District 9).

**Proposed Use:** To adaptively re-use the former Council School for a Business Incubator

The City's Long Range Land Use Plan identifies the property as Residential Low; a designation applied to single-family homes, schools, churches and neighborhood-servicing public uses; therefore the proposed rezoning request **is Not Consistent** with the Long Range Land Use Plan.

***Neighborhood Recommendation:***

The Ensley Neighborhood Association met at its regularly scheduled meeting on July 18, 2019, to review the proposed project and voted to **RECOMMEND** approval of the proposed rezoning request. The vote was 12 approved and 1 denied.

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

- *ADEM Construction NPDES Permit inclusion will be required prior to the issuance of City SEC permits.*

- *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 1,2, 10, and 25-year storm events. The 100-year storm shall safely pass the system.*
- *LID/GI practices are required for the parking space area that is greater than the requirement for the parking space count.*
- *Compliance with the Post Construction Stormwater Ordinance is required.*
- *Portions of the site are in the FEMA Special Flood Hazard Area, and compliance with the floodplain ordinance is required.*
- *A review meeting with City Personnel is recommended prior to any construction.*

**Zoning Advisory Committee Action:**

The Zoning Advisory Committee met at its regularly scheduled meeting on February 4<sup>th</sup>, 2020, to review the applicant’s rezoning request and voted to **RECOMMEND** approval with the following “Q” Conditions:

1. Office use and accessory uses to office use and civic uses.
2. Signage limited to those sign requirements that are allowed in a B-1, Neighborhood Business District. A monument sign is allowed and not to exceed 36SF of sign area.

**2. ZAC2019-00040 ..... North Birmingham**  
Application to change zone district boundaries from C-2 (General Commercial District) to I-1 (Light Manufacturing District) in order to allow a gravel parking area for storage of trailers and other equipment filed by Reliable Property Group LLC, representing the owner, Finley Blvd LLC, for the properties located at 2409 20th Street North; 2008 24th Avenue North; 2015 24th Court North; 2014 24th Avenue North; 2019 24th Court North and 2414 21st Street North and situated in the SW ¼ of Section 23, Township 17-S, Range 3-West (Council District 9).

**Proposed Use:** Gravel parking area for storage of trailers and other equipment

The City’s **Long Range Land Use Plan** identifies the properties as **Light Industrial**. This land use category is reserved for light industrial and office uses, small warehouse and distribution facilities, urban agriculture, and other supporting uses such as minor retail and services related to the industrial uses. Light industrial districts can be located in “business park” settings, and are typically located near major transportation routes such as Interstates, State Highways, railroad ROWs, and airport facilities. Residential uses are not recommended and are only permitted by the Zoning Board of Adjustments with special exception. The proposed rezoning request is **consistent** with the **Long Range Land Use Plan**.

**Implementation Committee & Neighborhood Recommendation:**

The applicant met with the North Birmingham Redevelopment Committee of the North Birmingham Implementation Committee on Tuesday, January 28<sup>th</sup>, 2020. The Committee voted unanimously to **recommend** approval of the rezoning request subject to the following “Q” Conditions:

- 1) *The applicant should install landscaping (shrubs) along the front of the fence on the Finley Avenue side of the property.*
- 2) *The curb cut/driveway on 20th Street North should include at least 20 feet of concrete or asphalt (to catch any loose gravel on vehicles exiting the site)*
- 3) *Any changes/modifications to the site plan or any future development must be reviewed by the North Birmingham Implementation Committee and the Zoning Advisory Committee.*

The applicant was scheduled to meet with the *North Birmingham Neighborhood Association* on Monday, February 10<sup>th</sup>, 2020, at its regularly scheduled meeting. Unfortunately, the meeting was cancelled due to inclement weather. The applicant will be attending the March Neighborhood Association Meeting.

***Zoning Advisory Committee Action:***

The Zoning Advisory Committee met at its regularly scheduled meeting on February 18<sup>th</sup>, 2020, to review the applicant’s rezoning request and voted to **RECOMMEND** approval with the following “Q” Conditions:

- 1) *The applicant should install landscaping (shrubs) along the front of the fence on the Finley Avenue side of the property.*
- 2) *The curb cut/driveway on 20th Street North should include at least 20 feet of concrete or asphalt (to catch any loose gravel on vehicles exiting the site)*
- 3) *Any changes/modifications to the site plan or any future development must be reviewed by the North Birmingham Implementation Committee and the Zoning Advisory Committee.*

IV. MINI-STORAGE WAREHOUSE UPDATE

V. ZBA AND PLANNING COMMISSION APPLICATION UPDATE

VI. OLD AND NEW BUSINESS

VII. ADJOURN

*If accommodation is required for an event or meeting, please contact: Chiara Perry, Birmingham City Council Public Information Officer, with reasonable advance notice by e-mailing her at [Chiara.Perry@birminghamal.gov](mailto:Chiara.Perry@birminghamal.gov) or calling her at (205) 254-2498.*