



COMMITTEE REPORT



SPECIAL CALLED JOINT PLANNING AND ZONING AND COMMITTEE OF THE WHOLE MEETING
Wednesday, December 4, 2019
12:00 p.m.
5TH Floor Conference Room

MINUTES

COUNCILOR STEVEN W. HOYT, COMMITTEE CHAIR
COUNCILOR ABBOTT & COUNCILOR O'QUINN, COMMITTEE MEMBERS

I. CALL TO ORDER

Councilor Hoyt called the meeting to order.

II. APPROVAL OF MINUTES

- November 13, 2019

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Abbott: Seconded.

III. ZONING ITEMS

1. ZAC2019-00028..... Echo Highlands

Application for a change in zone district boundaries from MU-M (Mixed-Use Medium District) to C-2 (General Commercial District), filed by Bernard C. Buggs, Jr., owner, for the property located at 2416 Carson Road and situated in the NE¼ of Section 14, Township 16-S, Range 2-West. (35215, District 1).

roposed Use: Funeral Home with related accessory uses

The City's **Long Range Land Use Plan** identifies the property as **Mixed-Use Low**, therefore the proposed rezoning request is **not consistent** with the **Long Range Land Use Plan**.

The Echo Highlands Neighborhood Association met at its regularly scheduled meeting on October 3rd, 2019 to review the proposed project and voted to "**Not Recommend**" approval of the proposed rezoning request. The vote was **10 approved** and **17 denied**. Should the rezoning request be approved, the Neighborhood submitted the following "Q" Condition:

- 1) The following uses are not allowed:
 - a) Communal Living Facility
 - b) Garage Sale/Yard Sale
 - c) Private Club
 - d) Rummage Sale
 - e) Opioid Replacement Therapy Treatment Facility
 - f) Animal Boarding Facility
 - g) Animal Day Care
 - h) Automobile Parking
 - i) Automobile Sales
 - j) Automobile Service
 - k) Automobile/Light Truck repair
 - l) Bar
 - m) Car Wash. Automated
 - n) Car Wash, Manual
 - o) Donation Box
 - p) Donation Center

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- q) Mini Storage Warehouse
- r) Payday Loan
- s) Recreation Equipment Sales/Service
- t) Title Loan/Pawnshop
- u) All Wireless Communication Uses
- v) Manufacturing, Specialized
- w) Warehouse/Office
- x) All Agricultural Uses
- y) All Utility Uses
- z) Recycling Collection Center
 - aa) Adult Establishment
 - bb) Arena
 - cc) Amusement, Outdoor
 - dd) Convention Center
 - ee) Driving Range Free-Standing
 - ff) Stadium

As a courtesy, the applicant met with the Sun Valley Neighborhood Association (because the property abuts that Neighborhood). **The Sun Valley Neighborhood Association** met at its regularly scheduled meeting on August 20th, 2019 to review the proposed project and voted **to support** the proposed rezoning request.

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on October 15th, 2019 to review the applicant's rezoning request and voted to **Not Recommend** approval.

The Planning & Zoning Committee met on October 23rd, 2019 and voted on a 2 month continuance so the applicant could go back to the Neighborhood Association.

Action Taken:

Councilor O'Quinn: Moved to Approve.

Councilor Hoyt: Seconded.

Item Recommended to the City Council Agenda.

2. **ZAC2019-00038 Southside**

Application to change zone district boundaries from B-3 (Community Business District) and B-1 (Neighborhood Business District) to MU-D (Mixed-Use Downtown) in order to construct a new, mixed-use development that includes hotel, medical office, retail and restaurant uses filed by Corporate Realty Development, representing the owner, Southern Research Institute, for the properties located at 817 22nd Street South, 823 22nd Street South, 825 22nd Street South, 2200 9th Avenue South, 2228 9th Avenue South, 832 23rd Street South, 828 23rd Street South, 826 23rd Street South, 824 23rd Street South, 806 23rd Street South and 2206 8th Avenue South, and situated in the SW ¼ of Section 31, Township 17-S, Range 2-West (Council District 5).

Proposed Use: Mixed use development to include a hotel, medical office, retail and restaurant uses

The City's **Long Range Land Use Plan** identifies the property as **Institutional**. The proposed rezoning request is **somewhat consistent** with the **Long Range Land Use Plan**.

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Neighborhood Recommendation:

The *Southside Neighborhood Association* met at its regularly scheduled meeting on October 24th, 2019, to review the proposed project and voted to **recommend** approval of the proposed rezoning request. The vote was 5 approved and 0 denied.

The *Five Points South Neighborhood Association* met at its regularly scheduled meeting on October 28th, 2019 to review the proposed project and voted to **recommend** approval of the proposed rezoning request. The vote was 10 approved and 0 denied.

Zoning Advisory Committee Action:

The Zoning Advisory Committee met at its regularly scheduled meeting on November 19, 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.

3. **ZAC2019-00039..... Citywide**

A request to amend the City's Zoning Ordinance to modify guidelines for mini-storage warehouses and automobile parking structures.

The Birmingham City Council had concerns about the growth of mini-storage warehouses within the City's commercial districts and historic districts. Some officials believe mini-storage warehouses take up too much real estate for the amount of employment and tax revenue they generate. The City is trying to increase vibrancy and density within its mixed-use districts and Commercial Revitalization Districts, but mini-storage warehouses don't typically generate a lot of activity. As a result, the Birmingham City Council approved a six-month moratorium on mini-storage warehouses on July 3, 2019.

Since the moratorium has been in place, planning staff has received feedback from councilors in order to improve mini-storage warehouse guidelines in the City's Zoning Ordinance. Planning staff has also reviewed the standards for warehouses, warehouse/offices, and automobile parking structures (parking decks).

Planning Commission Action:

The Planning Commission met at its regularly scheduled meeting on December 4, 2019 to review the text changes and voted to _____ 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 Adjourn.**

Councilor Hoyt: **Seconded.**