****

**PLANNING & ZONING COMMITTEE MEETING**

**VALERIE ABBOTT, CHAIR**

**WEDNESDAY, JANUARY 26, 2022**

**3:30 PM**

**CITY COUNCIL CHAMBERS**

[**https://www.facebook.com/citycouncilbham**](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.facebook.com%2Fcitycouncilbham&data=04%7C01%7CKimberly.Speorl%40birminghamal.gov%7C587e1e781fbe436b00d608d9a3a607bc%7C53fe4952fe904346a9f671bad788cb78%7C0%7C0%7C637720755755584757%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=UNe9J0A1Z9RpogBfQBABCPlTOmesXzAttX0%2BngwV6Kg%3D&reserved=0)

**AGENDA**

**I. CALL TO ORDER**

**II. ZONING ITEMS**

**A. ZAC2021-00020……………………………………………………………….... Five Points South**

Application to change zone district boundaries from M-2 (Heavy Industrial District) to MU-D (Mixed-Use Downtown District) in order to allow for a mixed-use development, including multi-family residential, hotel, retail and outdoor space, filed by Clay Smith (Kimley-Horn), representing the owner, AGL Properties, LLC, for the property located at 1028 2nd Avenue South and situated in the NE¼ of Section 02, Township 18-S, Range 3-West. (35233, District 5).

***Property and Abutting Land Uses***

The subject property sits on approximately 1 acre of land, currently zoned M-2 (Heavy Industrial District). Abutting the subject property to the north is the Denham building, zoned MU-D (Mixed-Use Downtown District). To the east of the property is the former Sherman Industries plant, zoned MU-D (ZAC2019-00004). Property to the south is zoned M-1 (Light Manufacturing District) and Interstate 65 is west of the site.

***Applicant’s Proposal***

The applicant is proposing a mixed use development that will encompass properties at 1028 and 100 2nd Avenue South. The development will include approximately 300 multi-family residential units; a 130 key hotel; 23,000 square feet of retail space and a 20,000 square foot plaza dedicated to outdoor, open space. The development will also include a parking deck for residents and visitors. Landscape and hardscape improvements will be designed to preserve the existing Sherman Concrete silos and an above ground pond. Additionally, the development will include significant streetscape improvements along 12th Street South and 2nd Avenue South, including on-street parking, a buffered bicycle lane and sidewalk zones. A mid-block pedestrian crossing zone is proposed along 12th Street South to connect this development with the Urban Supply District development.

***Long Range Land Use Plan***

The City’s ***Long Range Land Use Plan*** identifies the property 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 Long Range Land Use Plan in the Northside-Southside Framework Plan identifies this property as Mixed-Use High. The proposed rezoning request is ***somewhat consistent*** with the ***Long Range Land Use Plan.***

***Zoning Ordinance***

All of the proposed uses are allowed in the MU-D district. Per the Zoning Ordinance, this district does not have a parking requirement: “*Parking spaces are not required in the B-4 and MUD Mixed Use Downtown District. Where parking is provided in the B-4 or MU-D District all remaining requirements of this Article shall apply.”*

The proposed hotel on 12th Street South does not meet the setback requirements for the MU-D district and would require a variance or a modification to the site plan.

A subdivision action is necessary to resurvey the properties into one lot.

The development must meet all Landscaping requirements outlined in the City’s Zoning Ordinance and will require site land disturbance permits including; Soil Erosion Control, Civil/Post Construction Stormwater, and Driveway permits. A Phase 1 Environmental Site Assessment meeting EPA Standards is required. Any remediation recommended by the assessment shall be addressed.

***Neighborhood Recommendation***

***The Five Points South Neighborhood Association*** metat its regularly scheduled meeting on ***November 16, 2021*** to review the proposed project and voted to support the rezoning request. The vote was **15** Approved and **0** denied.

***Framework Plan Implementation Committee Recommendation***

This property is located in the Northside-Southside Framework Plan Area. The plan is currently in progress and no Implementation Committee has been formed at this time.

***ZAC Recommendation***

On ***Tuesday, January 18, 2022***, the Zoning Advisory Committee voted to recommend approval.

***Staff Recommendation***

The applicant’s rezoning request is ***somewhat consistent*** with the future land use plan and is consistent with development trends in the Neighborhood. Staff ***recommends*** approval of this request.

**B. ZAC2021-00021………………..…………….... Southside (Adjacent to Five Points South)**

Application to change zone district boundaries from B-1 (Neighborhood Business District) to MU-D (Mixed-Use Downtown) in order to allow for restaurant and retail space, filed by Taylor Schoel (Schoel Engineering), representing the owner, Magnolia Point, LLC, for the property located at 2234 Magnolia Avenue South and situated in the NW¼ of Section 06, Township 18-S, Range 2-West. (35205, District 5).

***Property and Abutting Land Uses***

The subject property is approximately .27 acres of land, currently zoned B-1 (Neighborhood Business District). Abutting the subject property to the north is the Vogue Cleaners, zoned B-1. To the east of the property are two (dilapidated) single-family homes, zoned B-1. Property to the south is zoned B-1 and contains an office/retail building. The property to the west is zoned B-3 (Community Business District) and contains an office building and parking lot (Retail Strategies and Retail Specialists).

***Applicant’s Proposal***

The applicant is proposing to renovate and reuse the existing structure for restaurant and retail space. The anchor tenant will be the restaurant and will be located on the 23rd Street South side of the building. It will be a fast/casual restaurant operating for dinner only, most likely from 4-10pm. The Magnolia Avenue side of the building will most likely be retail space or a small coffee shop, bakery or ice cream shop.

***Long Range Land Use Plan***

The City’s ***Long Range Land Use Plan*** identifies the property as ***Mixed-Use High***. The mixed-use high district is designed to accommodate medium- to high-density office, residential, retail, artisanal industries and small warehouses that may be characterized as light industry that do not have noise, odor, illumination, trucking, or other adverse impacts on adjacent land uses. This district also includes entertainment areas, and should be transit-accessible or transit-ready. Intensity of development varies by area. Uses in this district include: high density multi-family, loft, townhouse, and small-lot residential, retail and services, offices, hotels, large entertainment facilities, and live/ work structures. Ground floor uses encouraged on desired pedestrian-intensive streets. The proposed rezoning request is ***somewhat consistent*** with the ***Long Range Land Use Plan.***

***Zoning Ordinance***

All of the proposed uses are allowed in the MU-D district. Per the Zoning Ordinance, this district does not have a parking requirement: “*Parking spaces are not required in the B-4 and MUD Mixed Use Downtown District. Where parking is provided in the B-4 or MU-D District all remaining requirements of this Article shall apply.”*

The development must meet all Landscaping requirements outlined in the City’s Zoning Ordinance.

The development must comply with all requirements in the City’s Stormwater Ordinance. (There is proposal for a flood study at this intersection.)

***Neighborhood Recommendation***

***The Five Points South Neighborhood Association*** metat its regularly scheduled meeting on ***November 16, 2021*** to review the proposed project and voted to support the rezoning request. The vote was **14** Approved and **1** denied. The Neighborhood President voted to deny the request because the site does not provide sufficient parking for the employees and the proposed uses.

***Framework Plan Implementation Committee Recommendation***

This property is located in the Northside-Southside Framework Plan Area. The plan is currently in progress and no Implementation Committee has been formed at this time.

***ZAC Recommendation***

On ***Tuesday, January 18, 2022***, the Zoning Advisory Committee voted to recommend approval with the Q conditions recommended by Staff.

***Staff Recommendation***

The applicant’s rezoning request is ***somewhat consistent*** with the future land use plan and is consistent with development trends in the Neighborhood. Staff ***recommends*** approval of this request subject to the following “Q” conditions:

1) Building height shall be limited to 60 feet

2) Uses shall be restricted to those allowed in the MU-M district (Mixed-Use Medium)

**C. ZAC2021-00022………………………………………………………………………………….... Overton**

Application to pre-zone territory proposed for annexation from A-1 (Agricultural District-Shelby County) to C-2 (General Commercial District-City of Birmingham) to construct a multi-family residential development, filed by Arlington Properties representing the owner, Hanna Family Partnership, for the property located at 4641 Highway 280 and situated in the SW¼ of Section 36, Township 18-S, Range 2-West. (35242).

***Property and Abutting Land Uses***

The subject property sits on approximately 18.94 acres of land, currently located outside the City limits of Birmingham in Shelby County. The current use of the property is a landscape nursery. Properties to the south, east and west of the site are commercial, zoned CC-2 (Contingency General Commercial District). Property to the north is vacant and is zoned Agricultural (Shelby County).

***Applicant’s Proposal***

The applicant is proposing to build a luxury, multi-family community that will contain 272 rental units. The development will offer a “resort-style” setting, targeting empty nesters and young professionals. Units will have high end finishes, including quartz countertops and stainless-steel appliances. Amenities will include a resort pool, outdoor pavilion with fireplace and televisions, full-service fitness center, “we-work” space, and coffee café. The site will also include a pet park as well as buffers between the adjacent properties. The development will retain all stormwater on site and will utilize an existing 477’ lake. Interior roads will be private as well as trash pickup. Since family units will not be the target audience for this development, the applicant does not expect a significant impact on the school system.

***Long Range Land Use Plan***

Since the property is located outside the City limits, it is not included in the long range land use plan; however, the adjacent properties located within the City limits are identified as ***General Commercial***.

***Zoning Ordinance***

Multi-family residential is allowed in the C-2 district. The proposal meets the density requirement for C-2 (500 SF per unit, 19 acres/500 SF = 1655 possible units). The maximum height allowed in C-2 is 75 feet and the proposed structures comply. The parking requirements for multi-family are 1 space per 1BR unit and 1.5 spaces for units containing 2 or more bedrooms. The parking requirement would be 361 total spaces and the applicant is providing 462 total spaces. Per the Ordinance:

*When a development includes parking in excess of the maximum allowed, then Low Impact Development techniques such as, bioretention cells, vegetated swales, extended detention systems, infiltration trenches, pervious paving or dry wells, to reduce run-off at a rate as established in City of Birmingham, Engineering Design Guidelines, is required for those parking spaces which exceed the maximum number of spaces allowed as determined by the Director, except in the following instance:*

*1. When parking spaces, over the maximum, are covered by a structure such that no stormwater will fall on those parking spaces, those spaces will not count against the maximum allowed.*

The development is located in the Highway 280 Overlay district and must comply with the guidelines.

The development must meet all Landscaping requirements outlined in the City’s Zoning Ordinance.

The development is also subject to all requirements of the City’s Stormwater Ordinance and any permits required from the Birmingham Department of Transportation.

***Neighborhood Recommendation***

***The Overton Neighborhood Association*** metat its regularly scheduled meeting on ***December 7, 2021*** to review the proposed project and voted to support the rezoning request. The vote was **2** approved and **0** denied.

***Framework Plan Implementation Committee Recommendation***

This property is located in the Northeast Framework Plan Area. Information regarding the rezoning request was sent to the Committee leadership; however, no response has been received.

***ZAC Recommendation***

On ***Tuesday, January 18, 2022***, the Zoning Advisory Committee voted to recommend approval.

***Staff’s Recommendation to ZAC***

The applicant’s rezoning request is ***consistent*** with the adjacent future land use plan. Staff recommends approval of this request.

**D. ZAC2020-00028…………………….……………………Overton *(Continued from 9/15/21)***

An application to pre-zone territory proposed for annexation from HZ (Holding Zone- Jefferson County) to D-5 (Multiple Dwelling District-City of Birmingham) for a new multi-family residential development, filed by C. Randall Minor, representing the owner, Brock Maddox, LLC and Wayne & Pattie Graves, for the properties located at 3504, 3506, 3520 & 3540 Cahaba Valley Road and 3456, 3468 & 3472 Grants Mill Rd situated in the SE ¼ of Section 10, Township 18-S, Range 1-West ,35242 (Council District 2).

***Property and Abutting Land Uses***

The subject properties sit on approximately 6 acres of land. The adjacent property to the west of the site is zoned HZD (Holding Zone District-City of Birmingham). To the north and west is HZD (Holding Zone District-City of Birmingham). To the south, the property is outside of the city limits of Birmingham. To the east of the properties is zoned D-1 (Single-Family District-City of Birmingham). The applicant currently has an application for annexation into the City of Birmingham, contingent upon the rezoning

***Applicant’s Proposal***

The applicant’s proposal plan is to develop a mixed-use development, consisting of up to 300 dwelling units (a total of 10 separate buildings). The unit mix has not been finalized but, based on current plans, it is assumed that the buildings will mostly consist of an equal mix of one-and two-bedroom units with some three-bedroom units. As proposed, each apartment building would be three stories tall and feature either neutral or earth color tones, a blend of siding, brick and/or stone accents and shingle roofing.

***Long Range Land Use Plan***

These proposed properties are outside the city limits of Birmingham; however, the ***City’s Long Range Land Use Plan*** identifies the properties adjacent to the proposed rezoning request as ***Residential-Low and Open Space.*** The residential–low (single-family) district is designed to allow for districts to ensure that they reflect existing or desired character and consolidate residential zoning districts that do not result in significant variations in development. Uses in this district include: single-family homes, school’s churches, and neighborhood-serving public uses. The open space is land not covered by man-made water-resistant surfaces, parking or buildings, other than recreational structures, pools or stormwater facilities, which may be landscaped or preserved in a natural state for private use of owners or quests, or for public access as may be required by the provisions of these regulations or the zoning ordinance. The proposed rezoning request is ***Not Consistent*** with the ***Long Range Land Use Plan*** that is adjacent to the proposed rezoning request.

***Zoning Ordinance***

The applicant’s conceptual site plan shows multi-family use and leasing office with a total of 492 parking spaces on site. Multi-family shows 96 x 1=96 (1-bedrooms); 132 x 1.5=198 (2-bedrooms) and 36 x 1.5=54 (3-bedrooms) total required parking spaces for multi-family use is 348 spaces. Leasing Office- 1 per 300 sf of GFA (6,700 SF=22 spaces). The applicant meets the parking requirement for the site. The additional parking spaces as proposed should comply with engineering guidelines for excessive parking spaces:

*The number of parking spaces required is equal to the maximum allowed. When a development includes parking in excess of the maximum allowed, then Low Impact Development techniques such as, bio retention cells, vegetated swales, extended detention systems, infiltration trenches, pervious paving or dry wells, to reduce run-off at a rate as established in City of Birmingham, Engineering Design Guidelines, is required for those parking spaces which exceed the maximum number of spaces allowed as determined by the Director.*

The City’s stormwater staff reviewed the applicant’s proposal and concluded a conceptual review meeting with the stormwater staff should be scheduled as early as possible in the design process and Civil/Stormwater and Soil Erosion Control permits will be required.

The Birmingham Department of Transportation (BDOT), states that any new construction or re-development must comply with the BDOT requirements. The applicant has provided a traffic impact study for this development. The Alabama Department of Transportation (ALDOT) requirements must be met also for this proposed development.

All landscaping must comply with the requirements in Title 1, Chapter 6 of the Zoning Ordinance (Landscaping, Buffering and Screening). Prior to permit issuance, a fully developed detailed landscape plan will be required, per the City’s Landscape Architect.

A subdivision action would be required to combine lots.

***Neighborhood Recommendation***

**The *Overton Neighborhood Association***met on **February 2, 2021** and voted to approve the proposed rezoning request. The vote was **2** approved and **0** denied.

***Framework Plan***

This property is not located within the Northeast Framework Plan Area because it is outside the city limits of Birmingham; however, the adjacent properties to the east of this location are in the Northeast Framework Plan. The Northeast Framework Plan area does have an active Implementation Committee. Staff discussed the proposed rezoning application with Ken Johnson (co-chair) of the Framework Implementation Committee and have not received a final response regarding the committee’s recommendation.

***ZAC Recommendation***

On ***Tuesday, April 20, 2021***, the Zoning Advisory Committee voted to ***not recommend*** approval.

***Staff Recommendation***

The applicant’s rezoning request is ***not consistent*** with the future land use plan of the adjacent properties, and staff does ***not recommend*** the approval of the rezoning request.

**III. ANNEXATION ITEM *(Continued from 9/15/21)***

**3504, 3506, 3520 & 3540 Cahaba Valley Road and 3456, 3468 & 3472 Grants Mill Road**

*Land Use / Development Request*

Wayne Graves is requesting the annexation of five properties that are located near the intersection of Cahaba Valley Road (Highway 119) and Grants Mill Road in unincorporated Jefferson County and adjoining the Overton neighborhood in the City of Birmingham. It is the intent of Wayne Graves to resurvey the newly annexed parcels with property that he currently owns that is located in the City of Birmingham with the goal of developing a 200-unit apartment development. In addition, the applicant will seek to rezone all of his holdings from AG, C-1 and HZD to D5 (multi-family housing).

*Method of Annexation*

The applicant will apply for a pre-zoning of the identified properties prior to initiating their annexation. All parcels identified in the annexation application will follow the provisions of Section 11-42-21 of the Code of Alabama (1975).

*Zoning / Land Use Merits of Request*

The adjoining properties in Birmingham were included in the Northeast Framework Plan in 2017. The future land use was designated as Open Space (for all parcels owned by Birmingham Water Works Board), Neighborhood Commercial (for 3460 Eastern Valley Road) and Residential-Low (for remaining parcels). Input from the surrounding residents during the development of its Framework Plan wanted to preserve the rural character of the area and were fearful of any improvements to Grants Mill Road that would encourage more development. The sites proximity to Lake Purdy would be in conflict with the future land use plan established by the Northeast Area Framework Plan.

*Watershed Impacts*

The site’s proximity to Lake Purdy poses concerns about stormwater runoff into the City’s primary water source. The applicant would need to provide strict compliance to any development regulations established by the Birmingham Water Works Board and the recently adopted Stormwater Ordinance of the City of Birmingham. In addition, regional environmental advocates such as the Cahaba Riverkeeper Society believe that the proposed development would cause harm to the water supply.

*Transportation Impacts*

The proposed site is located on the northwest corner of Cahaba Valley Road (Highway 119) and Grants Mill Road. Both of these thoroughfares are two-lane roads. They would require the installation of turn lanes at the intersection as well as an access road off Grants Mill Road to provide access to the proposed multi-family development. In earlier development proposals for the site, the applicant had sought to realign Grants Mill Road to form a four-way intersection with Saddle Creek Parkway, but was withdrawn due to an inability to acquire the necessary parcel. At present, there are no proposed projects along Highway 119 within proximity to the site to increase lanes or add signalization at its intersection with Grants Mill Road.

*Proponents and Opponents of the Request*

The property is bounded on three sides by the City of Birmingham. The parcels located to the west and north of the proposed annexation are owned by the Birmingham Water Works Board (undeveloped wooded site); the annexation area, bounded by Cahaba Valley Road to the south, is comprised of farm houses and the Saddle Creek subdivision. Local residents oppose the proposed development because a) its size would increase traffic along Highway 119, b) its proximity to Lake Purdy would pose a hazard to the water supply, and c) the Northeast Framework Plan had designated the future land use as open space and agricultural which would limit any potential redevelopment to farms, forestry and estate (one-acre) lots.

The City Property Committee has had an opportunity to review this potential application and wanted to be certain that City services could be extended to this site. However, Finance has the opinion that the City should not be annexing projects that are strictly residential due to the cost of extending services and not receiving enough revenue to support the activity.

*Staff Recommendations*

The Department of Planning, Engineering and Permits has examined the proposed annexation case and the opinion of staff is that the proposed rezoning for these properties would be in conflict with the existing Comprehensive Plan and the adopted future land use map from the Northeast Birmingham Framework Plan. The applicant would be responsible for completing any required applications for a potential rezoning of these parcels prior to their official annexation into the City of Birmingham as permitted by statute in the State of Alabama for pre-zoning parcels. In addition, the Department of Planning, Engineering and Permits would require any future development of these parcels would be in compliance with the developmental regulations established by the Birmingham Water Works Board as it relates to density, soil erosion, stormwater controls and landscaping.

*Reports / Comments from Other Birmingham Departments*

The Department of Planning, Engineering and Permits, as part of its investigation for this annexation request, solicited information from other Departments within City Hall in order to assess the potential impact of the annexation of this property as well as its proposed development plan.

*Birmingham Department of Transportation*

Transportation related issue for the site:

* To our knowledge there are currently no transportation projects planned for the roads adjacent to this proposed development.
* Any street improvements recommended by Transportation Impact Studies would have to be implemented by the developers.
* Cost for repaving any dedicated city streets within 15 years of initial construction would come to $2/s.f. of street area in today's dollars.

*Birmingham Fire and Rescue Analysis*

Our fire departments water officer Fire Inspector Beneva Nelson has previously spoken with developers about proposals along HWY-119 (Cahaba Valley Parkway).  She is familiar with the proposal for Grants Mill Road @ Highway 119.The recurring issue with these proposed developments is that the number of proposed units trigger the code requirement of alternate fire department access.  Subdivisions are required to stand in their own right, meaning they are not able to borrow property or get easements from another adjacent property owner to meet code requirements.  These designs are usually landlocked and the developers do not favor the idea of abandoning lots or portions of lots in order to provide for the secondary/alternative emergency access code requirement.  This is a major public safety issue from the perspective of fire department access because HWY-119 is already a extremely busy thoroughfare and one roadway incident/accident can impede traffic flow and delay emergency access for hours, halting traffic for miles.

Our emergency response assessment of the properties on Hwy-119 and Grants Mill Rd. also demonstrated that there would be an extended response time for the closest Birmingham Fire station which is Fire Station 32. Fire Station 32’s current longest response is to Lake Purdy. The proposed properties are approximately 4 miles (four miles) past Lake Purdy.  With Hwy 280 traffic our fire response for our first arriving apparatus will be approximately 10 to 12 minutes (for reference ISO requirements for the first arriving Fire Engine is 4 minutes on 90% of responses). There are Mutual/Automatic Aid agreements with Cahaba Valley Fire District, Rocky Ridge Fire District and Hoover Fire Department in place that could assist in our response.

*Birmingham Police Department*

After driving the area and referencing Maps, the Overton Neighborhood of Birmingham is already spread out around the proposed annex sites. The Birmingham Police Department will be able to respond for calls for service for the proposed annexed area. It should also be stated that as more development comes to the area BPD would recommend hiring additional officers to patrol the area.

*Birmingham Department of Innovation and Economic Opportunity*

Cahaba Valley Rd (Hwy 119) and Grants Mill Rd - EO is not in support of the project. Based on PEP description and review of the project the following matters are major concerns of the project as follows: conflict with existing Comprehensive plan, potential i.e.-zoning issues, transportation impact, watershed and stormwater runoff. The Project appears to primarily residential with minimal commercial development, thus providing limited economic impact.

*Birmingham Property Committee*

The Birmingham Property Committee was informed of this item at its January 14, 2021. Regarding the Capstone request, I was Acting Chair of the Property Committee in Chairman Lester Smith’s absence. Regarding the Graves request at the Grants Mill Rd and Hwy 119 intersection, there were concerns with the development as requested due to its proximity to Lake Purdy. Attached are communications I received objecting to this development from the Cahaba Valley Homeowners Association, the Cahaba River Keeper, and the Cahaba River Society.

The last communication I had regarding these matters was that PEP was going to request the applicants seek annexation before any action from zoning.

*Birmingham Department of Public Works*

The Department does not see an impact of this annexation to its operations.  Garbage pick-up would be commercial due to the amount of units and would not be the City’s responsibility. The ROW in the area is also scattered with a mix of city in the area already, so any ROW functions should be minimal.

*Birmingham Department of Community Development*

City Housing Policy for Proposed Annexation - If annexed into the City of Birmingham the subject property would be located in the Overton Neighborhood. The 2020 Birmingham Housing Plan Neighborhood Market Atlas classifies the Overton Neighborhood in the Growth Typology. Neighborhoods in the Growth Typology are generally experiencing strong growth in population, median home values, median gross rent, median incomes, and have an adequate balance of older and new properties, higher average land value per square foot, and a lower number of condemned properties. In general, these neighborhoods may also be viewed as “traditional neighborhoods,” which encompass single-family dwelling units, cul-de-sacs, and are in close proximity to desirable community amenities, such as parks, shopping and retail districts, employment hubs, or the City Center.

**IV. OLD & NEW BUSINESS**

**V. ADJOURN**

*If accommodation is required for an event or meeting, please contact: Kimberly Garner, Director of Public Information, with reasonable advance notice by e-mailing her at* [*Kimberly.Garner@birminghamal.gov*](mailto:Kimberly.Garner@birminghamal.gov) *or calling her at (205) 254-2036.*