



JOINT PLANNING & ZONING AND SPECIAL CALLED COMMITTEE OF THE WHOLE MEETING
WEDNESDAY, JUNE 22, 2022 | 3:30 PM
CITY COUNCIL CHAMBERS

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MINUTES

COUNCILOR VALERIE A. ABBOTT, COMMITTEE CHAIR
COUNCILORS LATONYA A. TATE & CLINTON P. WOODS, COMMITTEE MEMBERS

Councilor(s) Present: Abbott, Tate, Woods

I. CALL TO ORDER

The Meeting was called to order by the Committee Chair, Councilor Abbott.

II. APPROVAL OF THE MINUTES

Action Taken:

Councilor Wood Motioned to Delay Approval of Minutes.

Councilor Tate Seconded the Motion.

The Approval of Minutes Delayed until the next scheduled Joint Planning and Zoning and Special Called Committee of the Whole Meeting.

III. OLD & NEW BUSINESS

1. AMENDMENT TO THE AMENDED URBAN RENEWAL AND REDEVELOPMENT PLAN FOR ARLINGTON-WEST END

Michael Ward, Principal Planner, presented information to the Committee.

Urban Renewal Plans are adopted by the City Council. It declares areas that contain blighting factors and deteriorating conditions. It also provides the City with plans to eliminate blight & blighting factors to promote redevelopment.

Some of the incentives of the Urban Renewal Plan include are clearing land, the construction or reconstruction streets, installation of utilities and other site improvements, assist with property acquisition, etc.

The City could be able to sell property that it owns for below market value to encourage a redevelopment project.

The Urban Renewal Plans gets its authority from the State of Alabama (Chapter 2 and 3 of Title 24, Code of Alabama, 1975).

The City first adopted its Community Renewal Plan in 1979 and has adopted 44 Urban Plans, mostly for economic development projects, as well as housing initiatives.

The Arlington-West End Renewal Plan was first adopted on October 21, 1991.

The Plan was amended on April 8, 2003, to accommodate the Arlington-West End neighborhood plan. It was amended again on July 15, 2003, to promote in-fill housing initiatives.

The proposal presented to the Committee is to extend the current urban renewal boundary to the northwest to include the former Larkway Gardens Apartment site.

The City plans to acquire the entire site and work with a developer to redevelop the site in the future.

A Blight Study examined the conditions with the 27-acre Study Area to determine if it qualified as blight based on the Alabama Urban Renewal law.

There is a strong presence of six to eight common blight factors.

The Study concluded that there is a sufficient number of blight factors as required by Alabama urban renewal law for the Study Area to be declared a blight area.

The Larkway Garden site had been vacant since 2007 and declared a public nuisance by the City in 2015.

Oakwood Place voted on the plan April 2022; Arlington West-End on May 10, 2022; Birmingham Planning Commission on June 1, 2022; Council's Planning and Zoning Committee on June 28, 2022. The City Council will consider the Amended Arlington-West End Urban Renewal Plan on August 16, 2022.

Action Taken:

Councilor Woods Motioned to Approve.

Councilor Tate Seconded the Motion.

The Item was Recommended to the City Council Agenda.

2. AMENDMENT TO THE AMENDED URBAN RENEWAL AND REDEVELOPMENT PLAN FOR DOWNTOWN WEST

Michael Ward, Principal Planner, presented information to the Committee.

The Downtown West Urban Renewal Plan was adopted by the City Council on September 28, 1993

The City Council approved an amendment to that plan on February 9, 2016 to rename the Entrepreneurial District to the Innovation District.

The existing Innovation and Urban Renewal District overlay boundaries will remain the same.

The intent is to target the former Adams Inn site for acquisition and future redevelopment.

The Adams Inn site was partially burned on February 4, 2009.

In July 2013, a fire destroyed part of the vacant structure.

In November 2013, the City Council declared the site a public nuisance and approved \$750k to demolish the building.

In February 2014 was burned again and a man was found dead on the 2nd floor of the structure.

An emergency order was issued, and the building was demolished in April 2014.

A demolition lien was placed on the property.

The Birmingham Planning Commission voted on June 1, 2022; Council's Planning and Zoning Committee on June 22, 2022 and Council item to set the Public Hearing for August 16, 2022.

The City Council will consider the Amended Downtown West Urban Renewal Plan on August 16, 2022.

The changes include an acquisition map that shows the land being marked for acquisition.

The land use categories were updated.

The recommendation is for the approval of the amendment to add the acquisition plan and the updated land use categories.

Action Taken:

Councilor Woods Motioned to Approve.

Councilor Tate Seconded the Motion.

The Item was Recommended to the City Council Agenda.

3. Representative Mary Moore, Anna Brown and Kenneth Johnson presented information to the Committee regarding issues/concerns with the Zoning staff and Zoning ordinances because of its impact on the community in a negative way.

Some of the issues discussed were regarding crematoriums Airbnb's and rental properties.

No Action – Information Only.

IV. ADJOURN

Councilor Tate Motioned to Adjourn.

Councilor Woods Seconded the Motion.

The Meeting was Adjourned.