



**JOINT PLANNING & ZONING COMMITTEE & SPECIAL
CALLED COMMITTEE OF THE WHOLE MEETING**

VALERIE ABBOTT, CHAIR

WEDNESDAY, MARCH 26, 2025

3:30 PM

CITY COUNCIL CHAMBERS

<https://www.facebook.com/citycouncilbham>

AGENDA

I. CALL TO ORDER

II. APPROVAL OF THE MINUTES

III. COVENANT ITEM

A Resolution approving the release of restrictive covenants recorded in 1993 against property located at 2224 24th Street North, which provided that the Property could be used only for parking trucks, automobiles and vehicles used in connection with the business of Commercial Hauling Co., Inc. and could be released only the City of Birmingham, due to the property no longer being used by Commercial Hauling Co. and the release of the covenants allowing the current owner, WHM Properties - Birmingham 23rd St, LLC, to construct a new business services facility on the property which will provide an economic benefit to the City and further authorizing the Mayor or his designee to cause the Resolution to be recorded in the Office of the Probate Judge for Jefferson County.

IV. ZONING CASES

ZAC2025-00001

Zoning text amendment to amend conditions for automated car wash and the addition of a temporary parking lot as a special exception use

ZAC2025-00003

Zoning text amendment to create three new open space districts – Open Space Neighborhood and Greenway, Open Space Regional Park, and Open Space Natural Areas.

ZAC2025-00004

Zoning text amendment to add new uses to the Definitions section, add conditions for multi-family and multiplexes in the D-5 zoning district that are adjacent to single-family dwelling zone districts, and adding text to clarify the regulatory process regarding rezoning matters.

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@birninghamal.gov or calling her at (205) 254-2036.