

JOINT PLANNING AND ZONING AND SPECIAL CALLED COMMITTEE MEETING
WEDNESDAY, MARCH 26, 2025 | 3:30 PM
CITY COUNCIL CHAMBERS

MINUTES

COUNCILOR VALERIE A. ABBOTT, COMMITTEE CHAIR
COUNCILORS DARRELL O'QUINN AND COUNCILOR CRYSTAL N. SMITHERMAN, COMMITTEE MEMBERS

Councilor(s) Present: Abbott, O'Quinn

I. CALL TO ORDER

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

II. APPROVAL OF THE MINUTES

Action Taken:

Approval of Minutes Delayed

III. COVENANT ITEM

A Resolution approving the release of restrictive covenants recorded in 1993 against property located at 2224 24th Avenue 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.

Action Taken:

Councilor O'Quinn Motioned to Approve.

Councilor Abbott Seconded the Motion.

Item Recommended to the City Council Agenda.

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

This item was continued from the February 26, 2025 committee meeting.

#1 Motioned

Action Taken:

Councilor O'Quinn Motioned to Approve to include language that would limit the use to 35 days per year.

At the end of that period, it be returned to its intended use

Kim Speerl – language to include must be returned to its intended use at the end of the one-year approved time period and it would be the intended use at the time the application was approved.

Councilor Abbott Seconded the Motion.

Motioned #2

Councilor O'Quinn Motioned to Delay Action on the Item until the next scheduled meeting per the request of the applicant.

Councilor Abbott Seconded the Motion.

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

MINUTES

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.

Action Taken:

Councilor O'Quinn Motioned to Approve.

Councilor Abbott Seconded the Motion.

Item Recommended to the City Council Agenda.

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.

Action Taken:

Councilor O'Quinn Motioned to Approve.

Councilor Abbott Seconded the Motion.

Item Recommended to the City Council Agenda.

V. **ADJOURN**

Councilor O'Quinn Motioned to Adjourn.

Councilor Abbott Seconded the Motion.

Meeting Adjourned.