



COMMITTEE REPORT



JOINT PLANNING AND ZONING AND SPECIAL CALLED COMMITTEE MEETING
WEDNESDAY, JUNE 26, 2024 | 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:

Councilor O'Quinn Motioned to Approve.

Councilor Abbott Seconded the Motion.

The May 8, 2024 Joint Planning and Zoning and Special Called Committee of the Whole Meeting Minutes were Approved as Recorded.

III. ZONING CASES

ZAC2023-00014

A request to amend the City of Birmingham's Zoning Ordinance to include revisions to the area and dimensional requirements, additions to building standards in mixed-use districts and the creation of a new zoning district (Urban Neighborhood)

This case was presented to the Committee of the Whole on June 18, 2024 for a text change to the Zoning Ordinance. The Committee voted unanimously in support of the text change. Because of the way the ordinance is written, it requires a recommendation vote from the Planning and Zoning Committee.

Action Taken:

The Committee suggested amending the Ordinance to place bakery, office, personal care, restaurant retail, and urban grocery under special exception uses.

The size restrictions will remain as stated.

Councilor O'Quinn Motioned to make all of the commercial uses special exceptions.

Councilor Abbott recommended adding limiting the hours of commercial use deliveries not to take place the hours of 9:00 a.m. and 2:00 p.m. for special uses in urban neighborhoods that will require special exceptions.

Councilor Abbott Seconded the Motion.

Item Recommended to the City Council Agenda.

ZAC2024-00002

Application to change zone district boundaries from D-2 (Single-Family District) to C-2 (General Commercial District) in order to allow for the use of a funeral home.

Action Taken:

Councilor Abbott Motioned to Forward Item to the City Council Agenda with No Recommendation from the Planning and Zoning Committee.

Councilor O'Quinn Seconded the Motion.

Item Forwarded to the City Council Agenda with NO Recommendation from the Planning and Zoning Committee.

MINUTES

ZAC2024-00003

Application to change zone district boundaries from I-3 (Planned Manufacturing District) to PRD (Planned Recreational District) in order to construct a 105-unit multi-family car condominium development.

Action Taken:

Councilor O'Quinn Motioned to Approve.

Councilor Abbott Seconded the Motion.

Item Recommended to the City Council Agenda.

ZAC2024-00004

Application to change zone district boundaries from QB-1 (Neighborhood Business District) to QB-1 (Neighborhood Business District) in order remove and add Q-Conditions from a previously approved rezoning, Case ZAC2007-00007.

Action Taken:

Councilor O'Quinn Motioned to Approve.

Councilor Abbott Seconded the Motion.

Item Recommended to the City Council Agenda.

IV.

Short-Term Rental

PEP is finalizing the draft with OCA. The plan is to have the first ZAC public hearing on July 16, 2024. It will have to go through the normal rezoning process for the zoning changes. After ZAC, the zoning portion would go to the Planning and Zoning Committee, then the City Code alterations would go to the Public Safety Committee. It will not have to go to the full Planning Commission.

Action Taken:

No Action – Information Only.

Set Back in Height Restrictions for the Civil Right District Height Restrictions surrounding the 16th Street Baptist Church

PEP is working on a Civil Rights National Monument Overlay District that would protect the V-shed of some of the historic buildings in the Civil Rights District.

Action Taken:

Additional information forthcoming.

No Action – Information Only.

V.

ADJOURN

Councilor O'Quinn Motioned to Adjourn.

Councilor Abbott Seconded the Motion.

Meeting Adjourned.