



**CITY OF BIRMINGHAM**  
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN  
MAYOR

710 - 20TH STREET NORTH  
ROOM 210 CITY HALL  
BIRMINGHAM, ALABAMA 35203

KATRINA R. THOMAS  
DIRECTOR

**ZONING ADVISORY COMMITTEE**

ZAC2022-00007

Five Points South

**Description:** Application to change zone district boundaries from Q-B2 (Qualified General Business District) to MU-H (Mixed-Use High District), filed by the owner Tim Owens, for the property located at 1804 12th Avenue South and situated in the NE ¼ of Section 01, Township 18-S, Range 3-West, 35205 (Council District 3).

**Applicant:** TIM OWENS

**Owner:** THOMPSON JACK R JR & GAIL W

**Premises/Geographic:** 1. 012900011015005000; situated in the NE 1/4 of Section 01, Township 18S; Range 3-W

**Parcel Information:** B-2 GENERAL BUSINESS

**Property Zoned:** Rezoning-Commercial / Mixed Use

**Proposed Use:**

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application filed by Tim Owens, the owner, for the property located at 1804 12th Ave S for an application to change the zone district boundaries from Q-B2 (Qualified General Business District) to MU-M(Mixed-Use Medium District) to amend the current "Q" Conditions and allow for the use of a restaurant, bar and patisserie, be and the same is hereby Recommended to the City Council for approval with the following "Q" Condition:

- 1) That the residential character of the structure would be maintained.

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, Tim Gambrel, Technical Advisor to the Birmingham Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Advisory Committee of the Birmingham Planning Commission at its meeting held June 07, 2022 and the same appears of record in the Official Minutes of said Committee.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Birmingham Planning Commission this day, June 8, 2022.

  
Tim Gambrel  
Chief Planner



RANDALL L. WOODRIN  
MAYOR

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### ZONING ADVISORY COMMITTEE

**ZAC2022-00008**

**Oxmoor**

**Description:** Application to rezone from C-11 (Light Manufacturing) to C2 (General Commercial) in order to construct a 296- unit luxury multi-family apartment development with retail and restaurants.

**Applicant:** BRIAN HATCHER

**Owner:** DAVID HEWITT

**Premises/Geographic:** 102 West Oxmoor Road

**Parcel Information:** 1. 0129002230000003000, situated in the SW 1/4 of Section 22, Township 18S, Range 3-W

**Property Zoned:** I1 - LIGHT MANUFACTURING DIST

**Proposed Use:** Rezoning-Commercial / Mixed Use

BE IT RESOLVED By the Zoning Advisory Committee of the Birmingham Planning Commission that the application of Brian Hatcher, representing the owner, David Hewitt for an application for a change in zone district boundaries from C-11, Contingency Light Manufacturing District to C-2, General Commercial District in order to allow for the construction of a 297- unit luxury multi-family apartment development with restaurants and retail be and the same is hereby Recommended to the City Council with the following "C" conditions:


- 1) The current peripheral tree line must remain intact to provide a buffer between the Light Industrial parcels and the proposed development.

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Tim Gambrel  
Chief Planner