



PLANNING AND ZONING COMMISSION
March 25, 2025
STAFF REPORT

CASE NUMBER

RZ-2025-0041

PROJECT NAME

1520 Simmsville RD

SITE DATA

4.29 acres

REQUEST

Rezoning

ZONING/DISTRICT

B-3 (Community Business District)

COMP PLAN FLUM

Parcel ID

13 7 36 1 001 027.001

LOCATION

1520 Simmsville Rd

ENGINEER

OWNER/DEVELOPER

Barnett Robert C 1/2 Int & Kessler Charles

DESCRIPTION OF USE

Rezone from B-3 (Community Business District) to B-4 (General Business District)

ZONING/REGULATIONS ANALYSIS

From the Applicant:

Stoic Equity Partners is under contract to purchase 1520 Simmsville Rd and is submitting this application for rezoning the property from B-3 to B-4 to better align with both its current and future use. The property needs to be rezoned to B-4 (General Business District) that has Office-Warehouse as a permissible use. The proposed B-4 zoning designation is more consistent with the property's existing activities and will support future development/tenants that is in line with the surrounding area's growth and evolving land use needs. This rezoning will be enhancing the property's compatibility with the City of Alabaster.

From Staff:

This property has been an issue since I started in this job. It is an office warehouse in a B-3 zoning. Fortunately, there has not been but one business that has switched out and the use was somewhat compatible with B-3 but some of the existing occupants don't line up with B-3 and I foresee future issues with the zoning and uses. I requested the potential owners apply for the rezone to correct the issue prior to the purchase of the property and any new tenants they acquire.

| <i>DIRECTION</i> | <i>ADJACENT LAND USE</i> | <i>ZONING</i> |
|------------------|--------------------------|---------------|
| <i>N</i> | | <i>B-3</i> |
| <i>E</i> | | <i>R-3</i> |
| <i>S</i> | | <i>I</i> |
| <i>W</i> | | <i>M-1</i> |

NEXT STEPS IF RECOMMENDED

City Council set a public hearing April 14
 Advertisement entire Ordinance in SCR April 20
 Advertisement synopsis in SCR April 27
 City Council Public Hearing May 12