



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