

**Agenda**  
**Homewood Planning Commission**  
**Tuesday, January 3, 2023, 6:00 P.M. \***  
**CITY COUNCIL CHAMBERS**  
**2850 19<sup>th</sup> Street South**  
**Homewood, AL 35209**

**Note:** This meeting is being held as a joint in-person/on-line meeting. Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person

If you would like to join the live stream of this meeting, you will find the "Live Stream" link on our website ([www.cityofhomewood.com](http://www.cityofhomewood.com)) on the home page, or you can navigate via: <https://bit.ly/3Wxp2Hi>

Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary to the Planning Commission at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the commission members for their consideration. Please reference the case number or address in your comments.

**Board Members**

**Stuart Roberts, Chairman**  
**Winslow Armstead, Vice Chairman**  
**Jennifer Andress**  
**Brandon Broadhead**

**John Krontiras**  
**Giani Respinto**  
**Paige Wilcutt**  
**Brady Wilson**

**Order of Business**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - December 13, 2022**
- IV. Communications/Reports from Chairman & Vice Chairman**

The Agenda of the Planning Commission is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the EZ Department at (205) 332-6800.

**V. Old Business**  
None

**VI. New Business**

1. Case # RZ 23-01-01: 2900 16<sup>th</sup> Place South, Parcel ID: 29-00-12-4-014-022.000, Applicant: Johnny W. Gossett, Owner: Bonnie O'Bannon: Request to rezone the subject property from R-5, Attached Dwelling Unit District to an NPD, Neighborhood Preservation District zoning classification to permit the construction of a new, single-family house.
2. Case # RZ 23-01-02: 1901 South Lakeshore Drive & 1505 Woodbridge Place, Parcel ID's: 28-00-19-2-001-002.000 & 29-00-19-2-001-005.032, Applicants: Homewood Board of Education & Arrington Engineers, Owner: Homewood Board of Education: Request for approval of a Resurvey to combine a recently annexed parcel of land into the Homewood High School campus to facilitate an expansion of the School's south parking lot.
3. Case # AD 23-01-03: 1901 South Lakeshore Drive & 801 University Park Place, Parcel ID's: 28-00-19-2-001-002.000 & a portion of 28-00-19-2-001-003.003, Applicant: Homewood Board of Education, Owner(s): Homewood Board of Education & Samford University: Request for approval of an amendment to the Final Development Plan for Homewood High School to provide for the development of 181 parking spaces on the southern side of the school campus, as well as related grading and drainage improvements.

**VII. Communications From Staff**

**VIII. Adjournment**

**\*NOTE:** Prior to the scheduled public hearing, a brief work session will be held for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2<sup>nd</sup> floor behind the Council Chambers. While members of the public may attend and observe the work session, any questions and/or comments will only be considered during the scheduled public hearing.

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- Signature of Applicant: \_\_\_\_\_
- Signature of authorization by Owner: \_\_\_\_\_

\$ 250.00 application fee received on Nov. 17, 2022 by Receipt # 321413  
Application received by: FRED GOODWIN on NOVEMBER 17, 2022

## **Statement of Intent**

### **Proposed Rezoning of 2900 16<sup>th</sup> Place South**

**( Case # RZ 23-01-01 )**

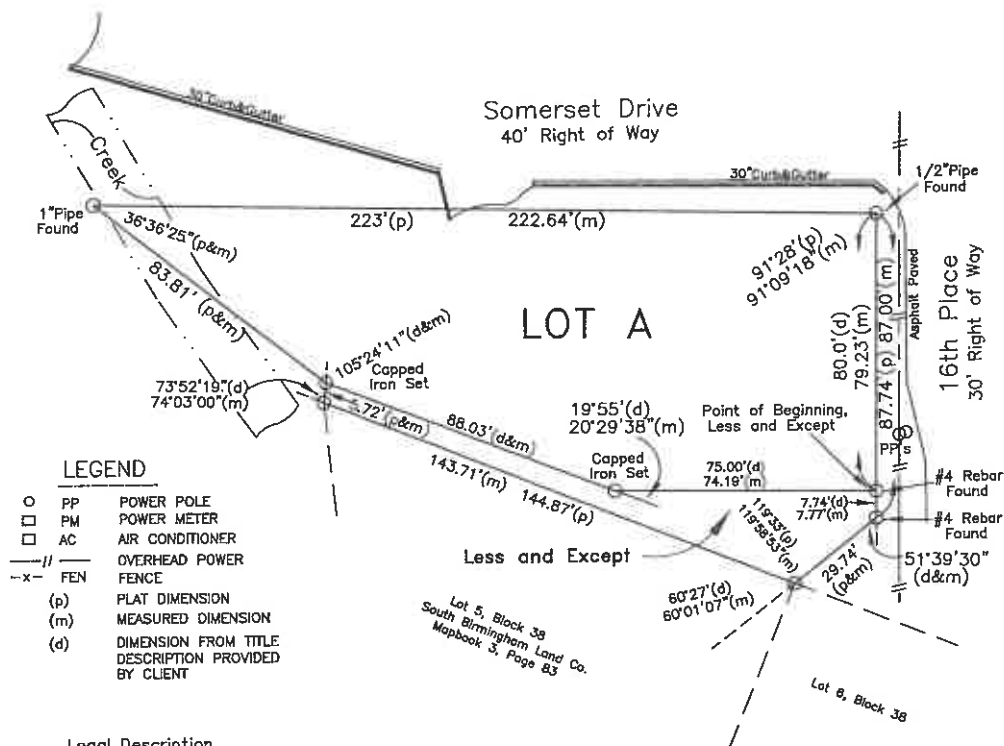
The subject property is currently occupied by a vacant, single-family house that is dilapidated and which has deteriorated to a point that it has been condemned by the City of Homewood as being unsafe for occupation. The property is currently zoned R-5, Attached Dwelling Unit District, based on its location within an area which contains a number of apartment units situated to the south and southeast. However, because it is sits on the western edge of the multi-family zoned district, it is adjacent to a number of single-family houses located to the immediate north and west. Recognizing that the subject property is relatively small in size, its potential redevelopment for a multi-family use is somewhat limited. Given the proximity of the nearby residential houses, it is not unreasonable that any future development of the property should be for a single-family house. Accordingly, the owner is requesting that the property be rezoned to an NPD, Neighborhood Preservation District zoning classification that would be consistent with that of the other nearby houses.

**LEGAL DESCRIPTION**

**2900 16<sup>TH</sup> PLACE SOUTH**

**PID# 29-00-12-4-014-022.000**

LOT A OF BRENDA J BAHAKEL SUBDIVISION MAP BOOK 142 PAGE 6 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY ALABAMA LESS & EXCEPT FOLLOWING BEGINNING 80 FT SOUTH OF NE CORNER OF SAID LOT 1 THENCE SOUTH 7.7 FT THENCE SW 29.7 FT THENCE NORTHWEST 144.9 FEET THENCE NORTHWESTERLY 5.7 FT THENCE SOUTHEASTERLY 88 FEET THENCE EASTERLY 75 FEET TO POINT OF BEGINNING



#### Legal Description

Lot A, according to the survey of Brenda J. Bahakel Subdivision, as recorded in Map Book 142, Page 6, in the office of the Judge of Probate of Jefferson County, Alabama, LESS AND EXCEPT the following described part of said Lot A; from the northeast corner of said Lot A, run in a southerly direction along the east line of said Lot A for a distance of 80.0 feet, deed (79.23 feet, measured) to the Point of Beginning; thence continue along last mentioned course for a distance of 7.74 feet, deed (7.77 feet, measured); thence turn an angle to the right of 51 degrees 39 minutes 30 seconds, deed and measured, and run in a southwesterly direction for a distance of 29.74 feet, deed and measured; thence turn an angle to the right of 60 degrees 27 minutes, deed (60 degrees 01 minutes 07 seconds, measured) and run in a northwesterly direction for a distance of 144.87 feet, plat (143.71 feet, measured); thence turn an angle to the right of 73 degrees 52 minutes 19 seconds, deed (74 degrees 03 minutes 00 seconds, measured), and run in a northerly direction for a distance of 5.72 feet, plat and measured; thence turn an angle to the right of 105 degrees 24 minutes 11 seconds, deed and measured, and run in a southeasterly direction for a distance of 88.03 feet, deed and measured; thence turn an angle to the left of 19 degrees 55 minutes, deed (20 degrees 29 minutes 38 seconds, measured) and run in an easterly direction for a distance of 75.00 feet, deed (74.19 feet, measured), more or less, to the Point of Beginning.

#### CERTIFICATE

I hereby state that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

October 20, 2022  
Date

Rowland Jackins, Ala. PLS No. 18399



#### NOTES:

1. Date of Field Work: October 18, 2022;
2. All evidence of utilities visible on the surface have been shown hereon; underground utilities may exist and should be verified prior to any construction;
3. All evidence of easements and/or rights of ways visible on the surface have been shown; other easements, rights of ways, or matters affecting title may exist;
4. No interior improvements have been located;

#### BOUNDARY AND ASBUILT SURVEY

2900 16th Place South

In A Portion of the Southeast Quarter of  
Section 12, Township 18 South, Range 3 West,  
Jefferson County, Alabama

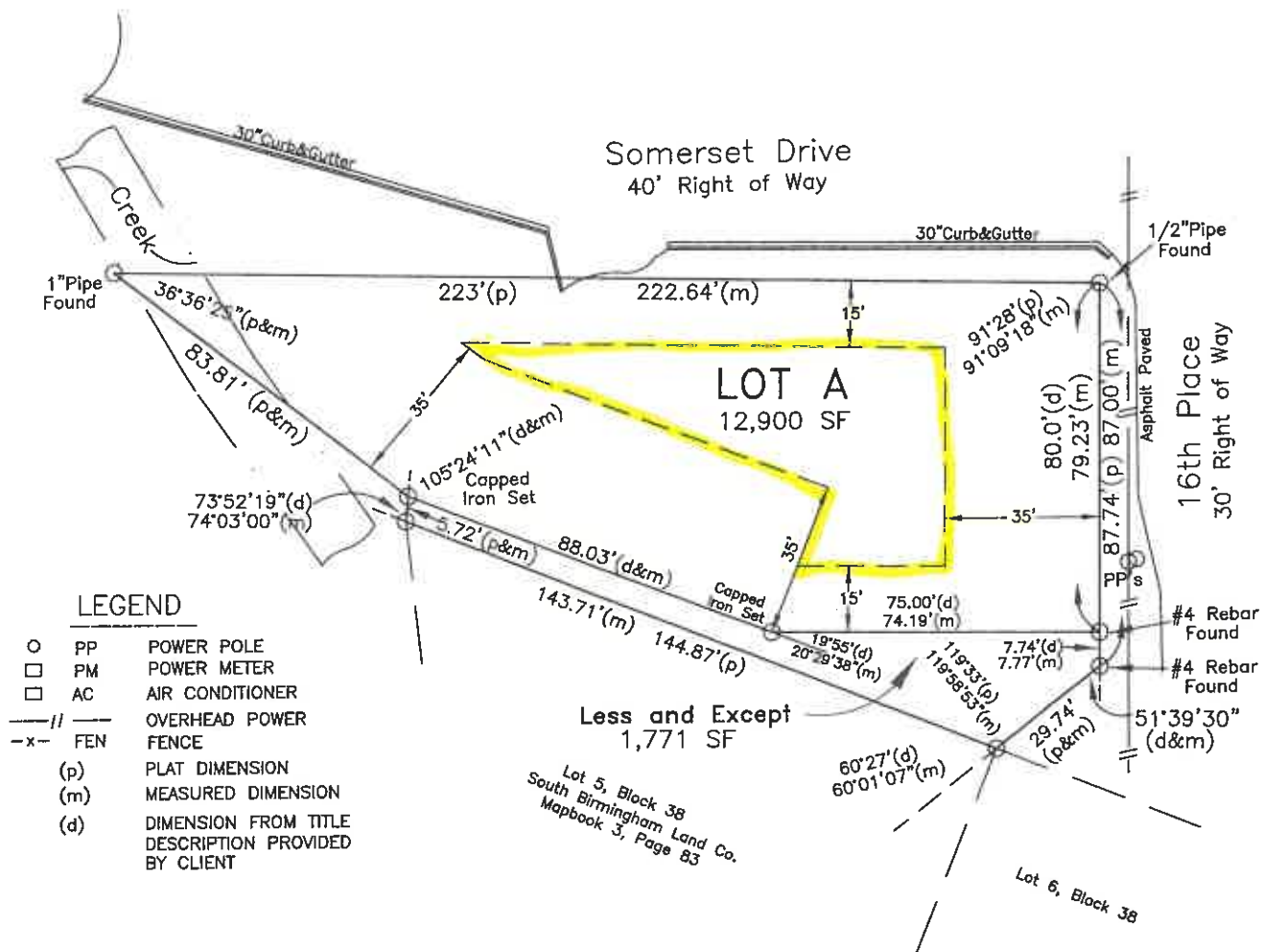
Scale: 1 Inch = 40 Feet October 2022

JACKINS, BUTLER & ADAMS, INC.

SURVEYING—GEOLOGY  
3430 INDEPENDENCE DRIVE, SUITE 30  
BIRMINGHAM, ALABAMA 35209  
(205) 870-3390

File: S-1479/22-ZZZZ Drawing 1





**Developable area based on R-5 zoning requirements**

## PLOT PLAN

2900 16th Place South

In A Portion of the Southeast Quarter of  
Section 12, Township 18 South, Range 3 West,  
Jefferson County, Alabama

Scale: 1 Inch = 40 Feet      October 2022

JACKINS, BUTLER & ADAMS, INC.

SURVEYING—GEOLOGY

3430 INDEPENDENCE DRIVE, SUITE 30

BIRMINGHAM, ALABAMA 35209

(205) 870-3390

File: S-1479/22-ZZZZ

Drawing 2



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209  
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

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**Planning Commission**  
**PUBLIC HEARING NOTICE**

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Notice To: **OWNER & ABUTTING PROPERTY OWNERS**

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, at **6:00 P.M., on Tuesday, January 3, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

The purpose of the hearing is to receive public comments on an application submitted by:

**Johnny W. Gossett**

for a proposed subdivision plat of land owned by:

**Bonnie B. O'Bannon**

and located at the following street address or location (see enclosed map):

**2900 16<sup>th</sup> Place South**

**Parcel: 29-00-12-4-014-022.000**

**The proposal consists of a REZONE**

---

**Purpose:**

**Request to rezone the subject property from R-5, Attached Dwelling Unit District to an NPD, Neighborhood Preservation District zoning classification to permit the construction of a new, single-family house.**

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before December 27, 2022, which is at least seven days before the fixed hearing date, to all property owners located with 500 feet of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.

  
**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # RZ 23-01-01**

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

**Instructions:** Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

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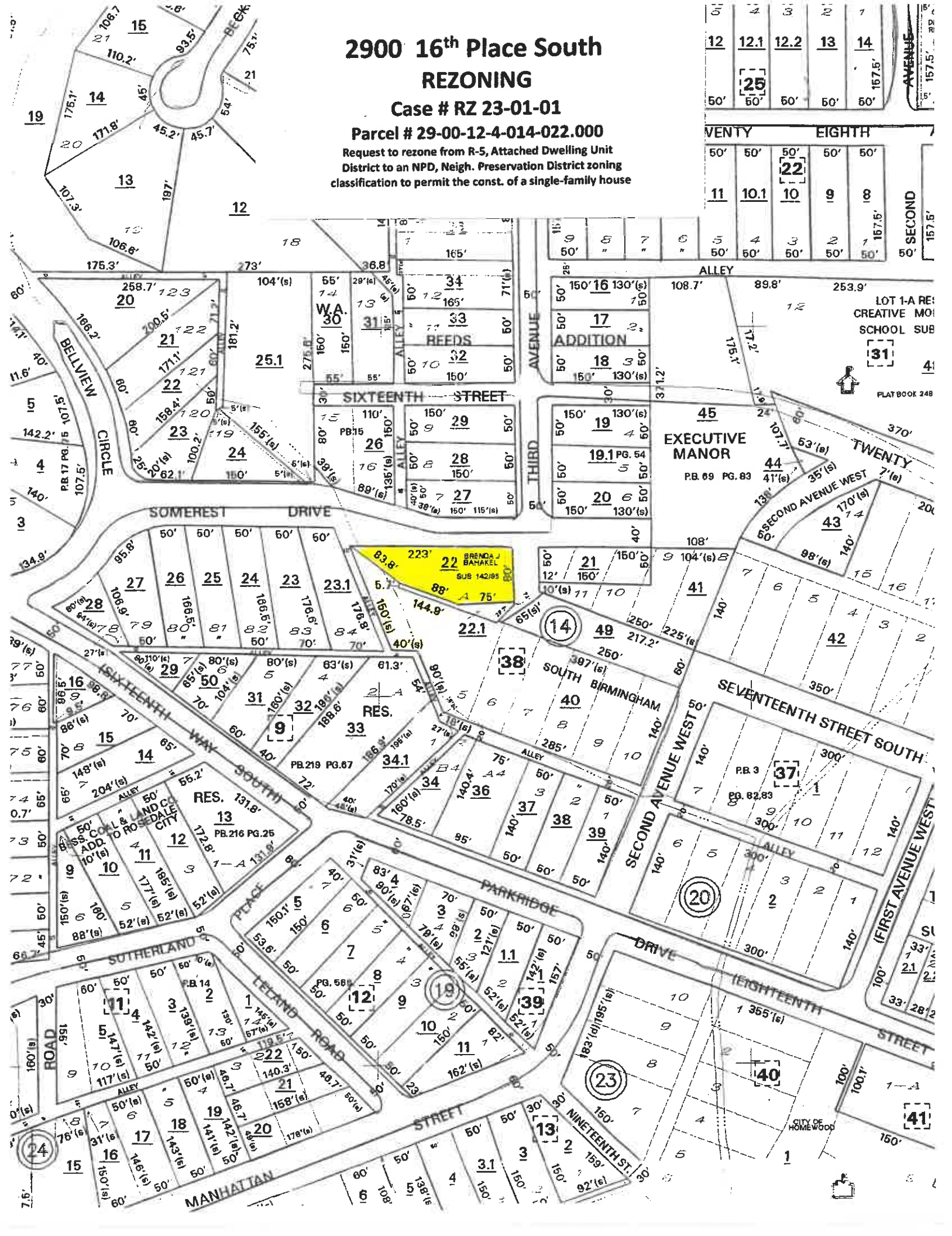
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**Case # RZ 23-01-01**

**Request to rezone from R-5, Attached Dwelling Unit District to an NPD, Neigh. Preservation District zoning classification to permit the const. of a single-family house**





# City of Homewood

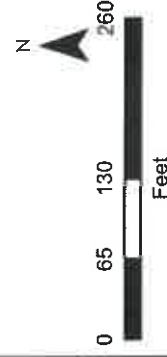
## PC Case Map

2900 16th Place S

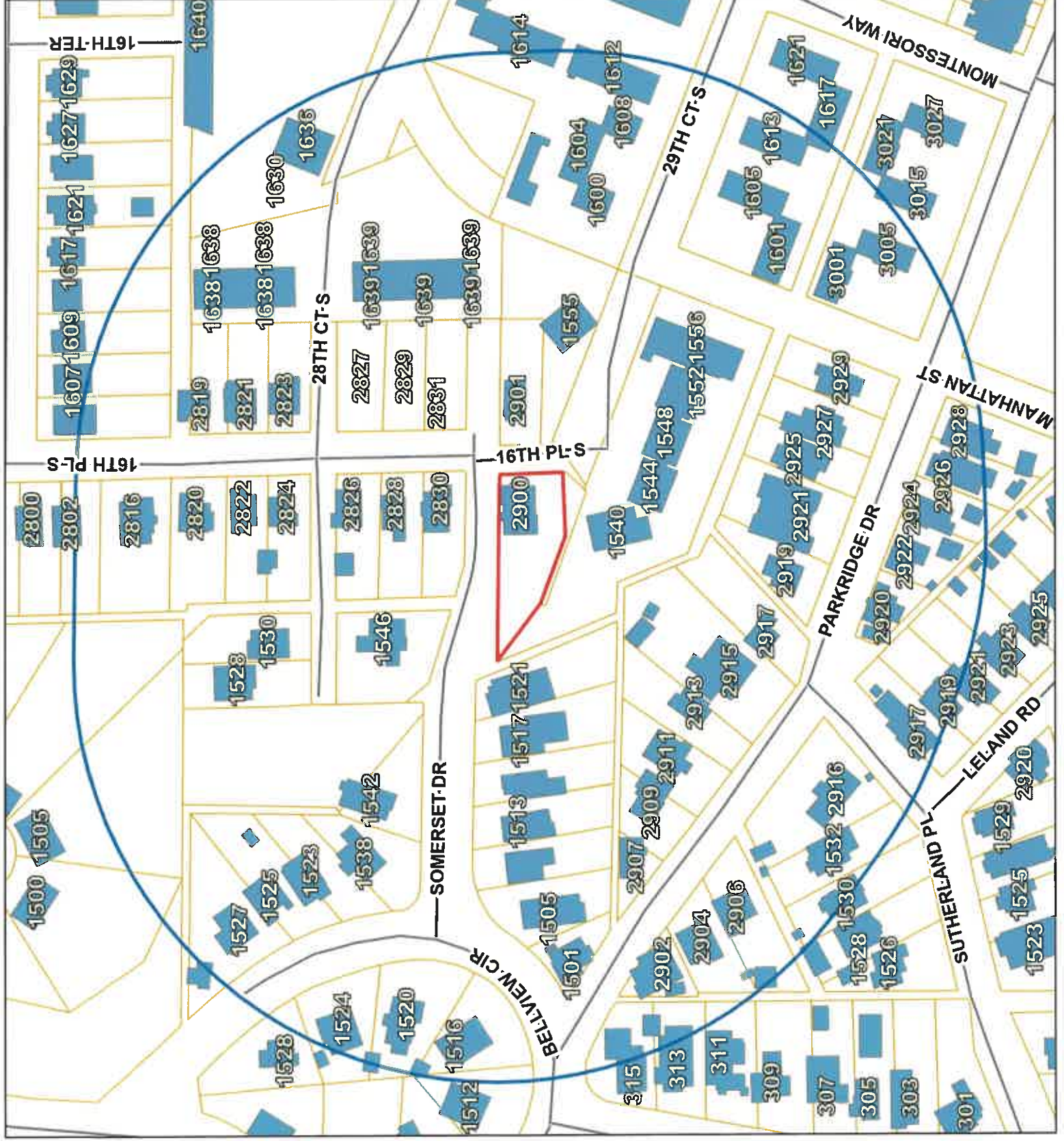
RZ 23-01-01

Notification Area

- Parcels
- Subject Property
- 500 Ft Buffer
- Building Footprints



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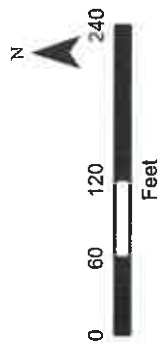


# City of Homewood PC Case Map

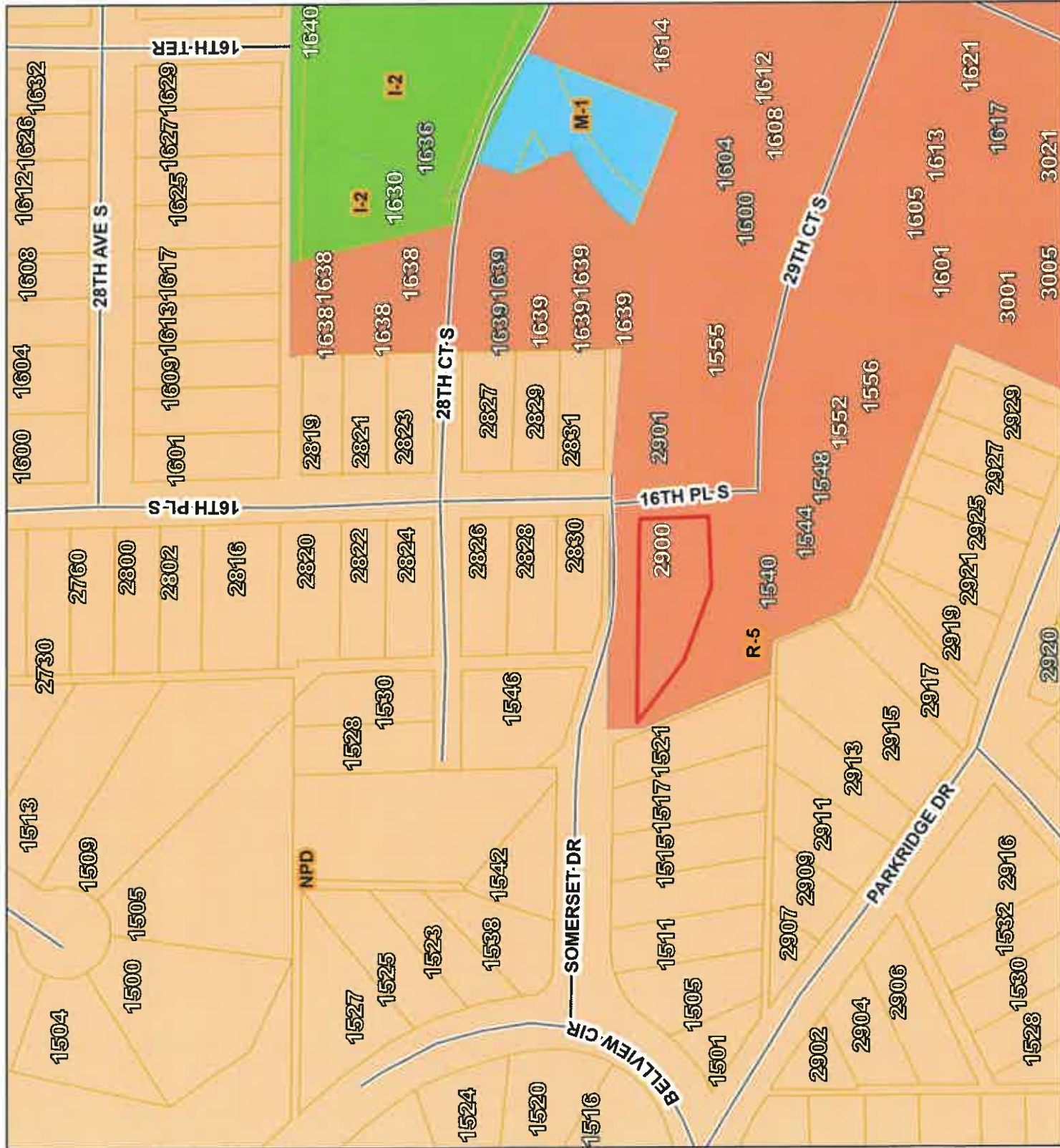
2900 16th Place S

RZ 23-01-01

Current Zoning



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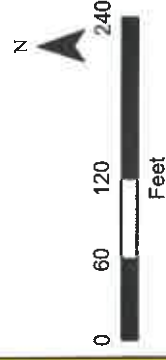
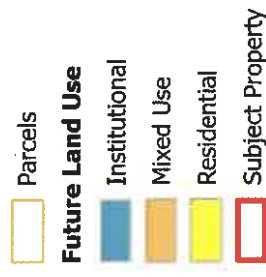


# City of Homewood PC Case Map

**2900 16th Place S**

**RZ 23-01-01**

## Future Land Use Master Plan



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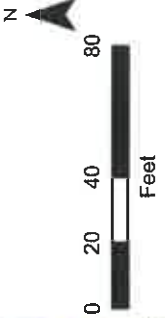
City of Homewood  
PC Case Map

2900 16th Place S

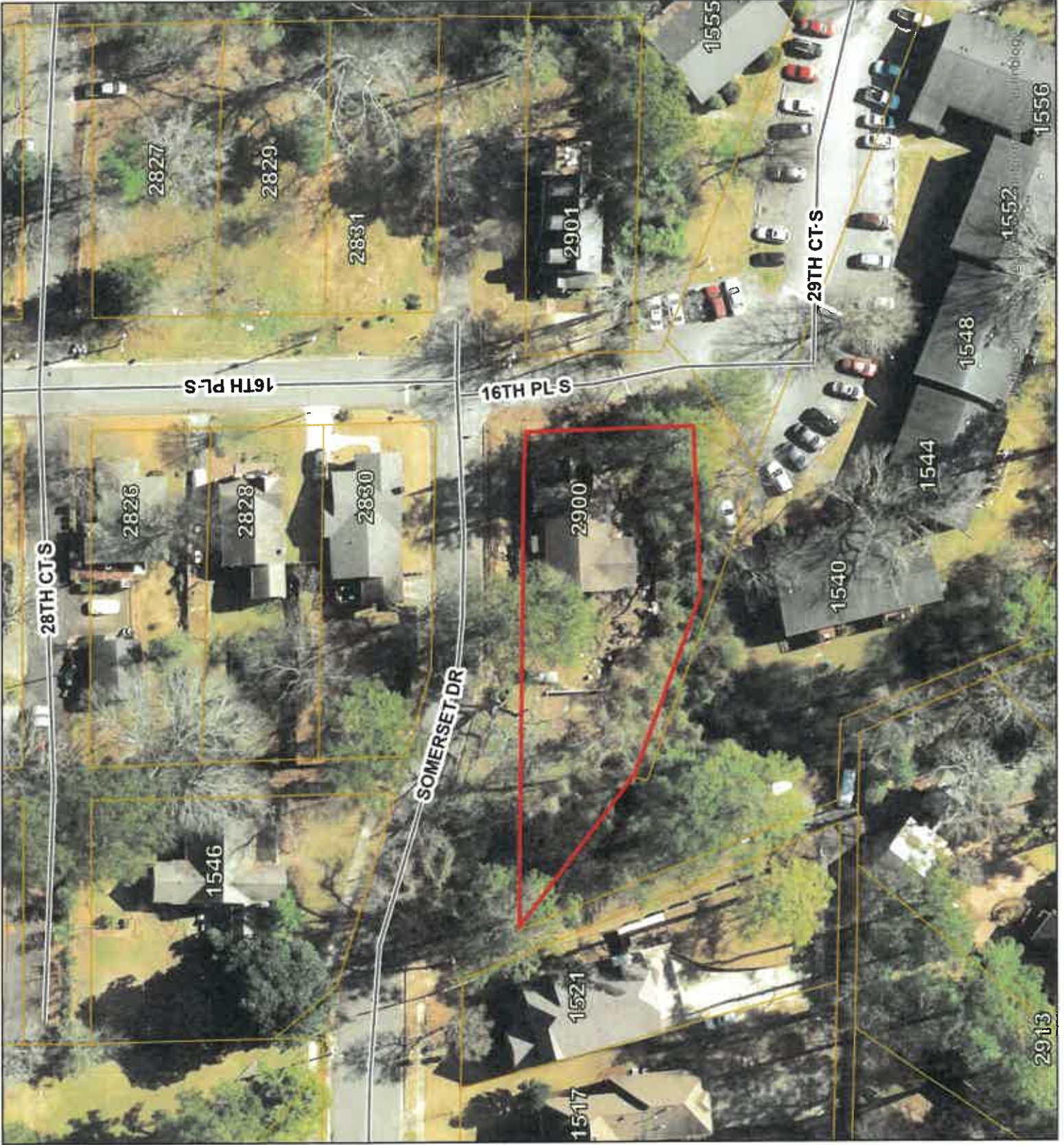
RZ 23-01-01

Aerial Photo

- Parcels
- Subject Property



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2900 16th Place South- Streetview















**Form IX.  
APPLICATION FOR RESURVEY APPROVAL  
HOMEWOOD PLANNING COMMISSION**

Physical Address: 1901 SOUTH LAKESHORE DR. HOMEWOOD AL 35216  
 Date application filed: 11-15-2022 Vacant lot(s)? PARTIAL  
 Subdivision location: LAKESHORE / WOODRIDGE (NW 1/4 SEC. 19, TOWNSHIP 18 S, RANGE 2 W  
 Tax map Parcel I.D. Number(s): 28-00-A-2-001-005.032 / 28-00-A-2-001-002.006  
 Acreage: ± 34 ACRES Number of proposed lots: 1  
 Current Zoning: I2, INSTITUTIONAL DISTRICT Proposed land use: INSTITUTIONAL (School)

Activity requested by applicant: (please check as applicable)

Divide Property: \_\_\_\_\_ Move lot line(s): \_\_\_\_\_  
 Combine Property: X Other: \_\_\_\_\_

Applicant: ARRINGTON ENGINEERING Owner: HOMESWOOD CITY B.O. EDUCATION  
 Phone: 5 Phone: \_\_\_\_\_  
 Address: 2032 C VALLEYDALE RD Address: 7 HOLLYWOOD BLVD.  
BIRMINGHAM AL 35244 HOMESWOOD AL 35209-2037  
 City State Zip City State Zip

Signature of Applicant

Signature of Owner

Registered Land Surveyor: JEFF ARRINGTON PLS AL 18664

Phone: \_\_\_\_\_  
 Address: 2032 VALLEYDALE ROAD  
BIRMINGHAM AL 35244  
 City State Zip

**FOR CITY USE ONLY**

Application received by: FRED GOODWIN on DECEMBER 20, 2022  
 \$ 200.00 Application fee\* received on DEC. 20, 2022 by receipt # \_\_\_\_\_  
 Application reviewed by Subdivision Administrator on \_\_\_\_\_  
 NPD Calculation: Completed by: \_\_\_\_\_ N/A: \_\_\_\_\_  
 Application approved by Subdivision Administrator on \_\_\_\_\_  
 Action taken by Planning Commission (if applicable) \_\_\_\_\_

\* \$200 resurvey fee, \$100 for Combining lots



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209

Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

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**Planning Commission**  
**PUBLIC HEARING NOTICE**

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Notice To: **OWNER & ABUTTING PROPERTY OWNERS**

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The purpose of the hearing is to receive public comments on an application submitted by:

**Homewood Board of Education / Arrington Engineering**

for a proposed subdivision plat of land owned by:

**Homewood Board of Education**

and located at the following street address or location (see enclosed map):

**1901 South Lakeshore Drive / 1505 Woodbridge Place**

**Parcel: 28-00-19-2-001-002.000 & 29-00-19-2-001-005.032**

**The proposal consists of a RESURVEY**


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**Purpose:**

**Request for approval of a Resurvey to combine a recently annexed parcel of land into the Homewood High School campus to facilitate an expansion of the School's south parking lot.**

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by certified mail on or before December 27, 2022, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # RZ 23-01-02**

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**Parcel # 28-00-19-2-001-002.000**  
**Parcel # 29-00-19-2-001-005.032**





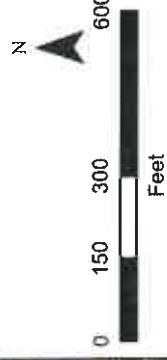
# City of Homewood PC Case Map

1901 S Lakeshore Dr.

RS 23-01-02  
&  
AD 23-01-03

Aerial Photo

- Parcels
- Annexed Property
- Existing School Campus



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# City of Homewood PC Case Map

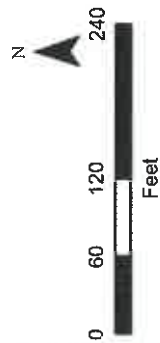
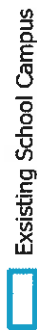
1901 S Lakeshore Dr.

RS 23-01-02

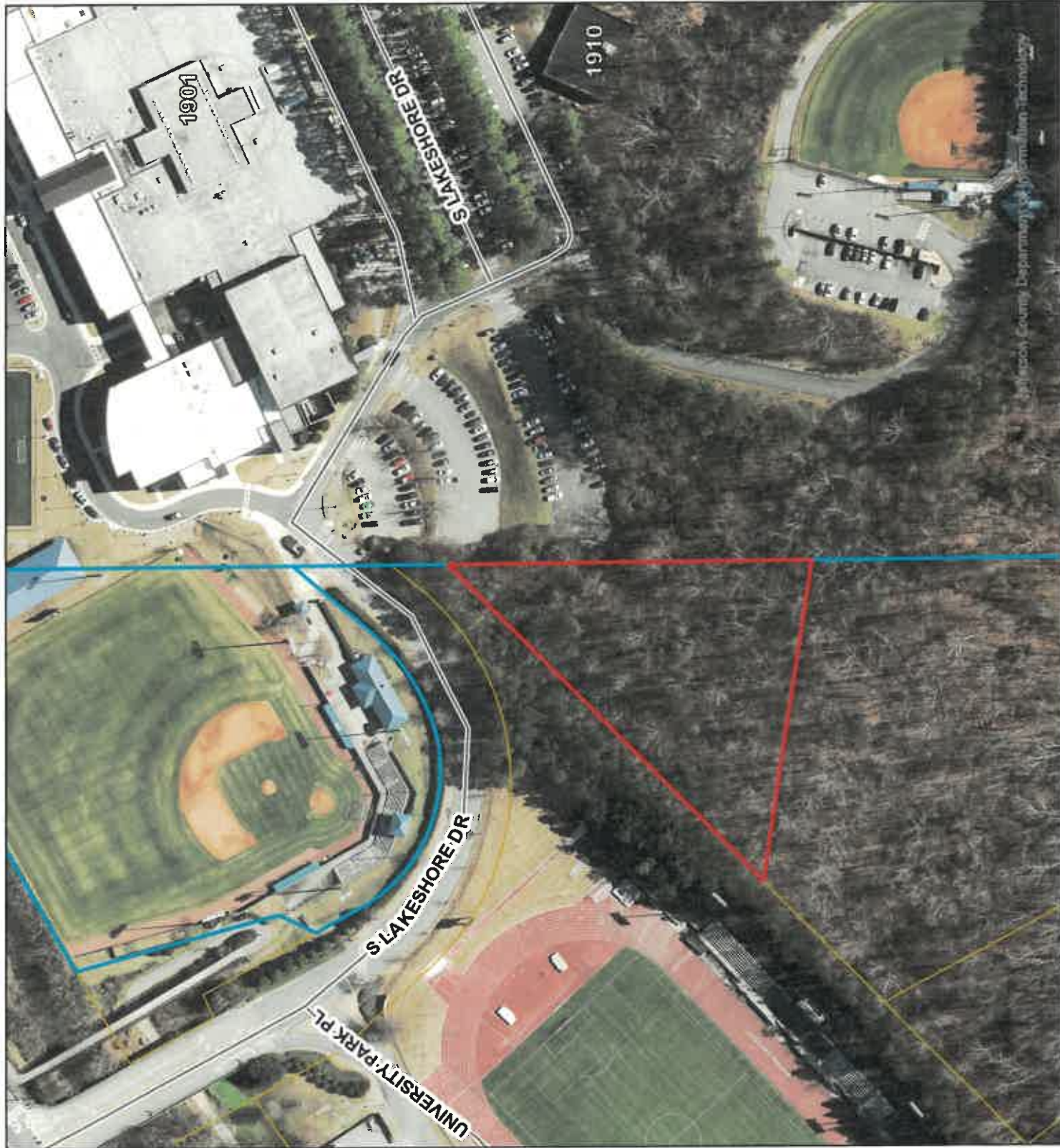
&

AD 23-01-03

South Parking Lot  
Expansion



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**Form I.A.  
APPLICATION FOR DEVELOPMENT PLAN APPROVAL  
HOMEWOOD PLANNING COMMISSION**

1. Name of development: Homewood High School
2. Date application filed: November 9, 2022 3. Requested hearing date: January 3, 2023
4. Approval requested by this application  
☐ Preliminary Development Plan  
☐ Amendment to Preliminary Development Plan  
☐ Final Development Plan  
☒ Amendment to Final Development Plan
5. Applicant: Homewood Board of Education  
Phone: \_\_\_\_\_  
Address: 450 Dale Avenue, Homewood, AL, 35209
6. Owner: Homewood Board of Education  
Phone: \_\_\_\_\_  
Address: 450 Dale Avenue, Homewood, AL, 35209
7. Attorney or authorized agent: LBYD Inc. (Curtis Eatman)  
Phone: \_\_\_\_\_  
Address: 880 Montclair Road, Suite 600, Birmingham, AL, 35213
8. Engineer: LBYD Inc.  
Phone: \_\_\_\_\_  
Address: 880 Montclair Road, Suite 600, Birmingham, AL, 35213
9. Surveyor: Arrington Engineering & Land Surveying Inc.  
Phone: \_\_\_\_\_  
Address: 2032 Valleydale Road, Birmingham, AL, 35244

10. Development Address(s): 1901 South Lakeshore Drive, Homewood, AL, 35209

11. Tax map parcel number(s): 2800192001002.000; 2800192001005032; 2800192001003003

12. Acreage: 34 13. Zoning: I-2, PMUD

14. Check all submissions with this application:

- ☐ checklist
- ☐ application fee
- ☐ original plan in D-size
- ☐ two (2) copies of plan
- ☐ eleven by seventeen (11x17) of plan
- ☐ proof of ownership

Signature of applicant: \_\_\_\_\_ (DR. KEVIN MADDOX, ASST. SUPERINTENDENT)

Signature of authorized agent or attorney; \_\_\_\_\_

Signature of authorization by owner: \_\_\_\_\_

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**For City Use Only:**

\$ 100.00 application fee received on NOV. 9, 2022 by receipt # —

Scheduled hearing date: JANUARY 3, 2023

Application received by: FRED GOODWIN on NOV. 9, 2022

# Homewood High School – South Parking Lot Expansion



## Project Narrative

Due to increased demand and a growing student population, the Homewood Board of Education (BOE) has a need for additional student parking on the campus of Homewood High School. A study was performed which identified a parking expansion to the southeast of the school, utilizing a vacant parcel of land owned by the BOE, as a feasible option.

This project consists of re-configuring the layout of the two existing upper tiers of parking and expanding the parking lots into the vacant BOE parcel to the west. The parking expansion will extend to add additional parking and a new driveway on a small portion of the Samford University track property. This driveway will connect the parking expansion to University Park Place and improve vehicular circulation on the High School campus. The result is expected to be a net gain of +- 86 parking spots. Site improvements include asphalt paving, curb and gutter, stormwater piping and detention, retaining walls and finished landscaping.

To make this possible, lease agreements have been formed between Samford University and the BOE for the encroachment through the University Track property. A re-survey to combine the recently annexed vacant BOE property with the High School parcel has been submitted and approval will run concurrently with the revised development plan approval.











LBYD Inc.  
Civil and Structural  
Engineers  
4800 Highway 90  
Birmingham, AL 35242  
Phone: (205) 988-1000  
www.lbyd.com

PROJECT NO. 131593

DATE: 12/17/2022

PROJECT: HOMWOOD HIGH SCHOOL - TIER PARKING EXPANSION

1901 SOUTH LAKESHORE DRIVE, HOMWOOD, ALABAMA

CS.0

12/17/2022

1901 SOUTH LAKESHORE DRIVE, HOMWOOD, ALABAMA

HOMWOOD BOARD OF EDUCATION

HOMWOOD HIGH SCHOOL - TIER PARKING EXPANSION

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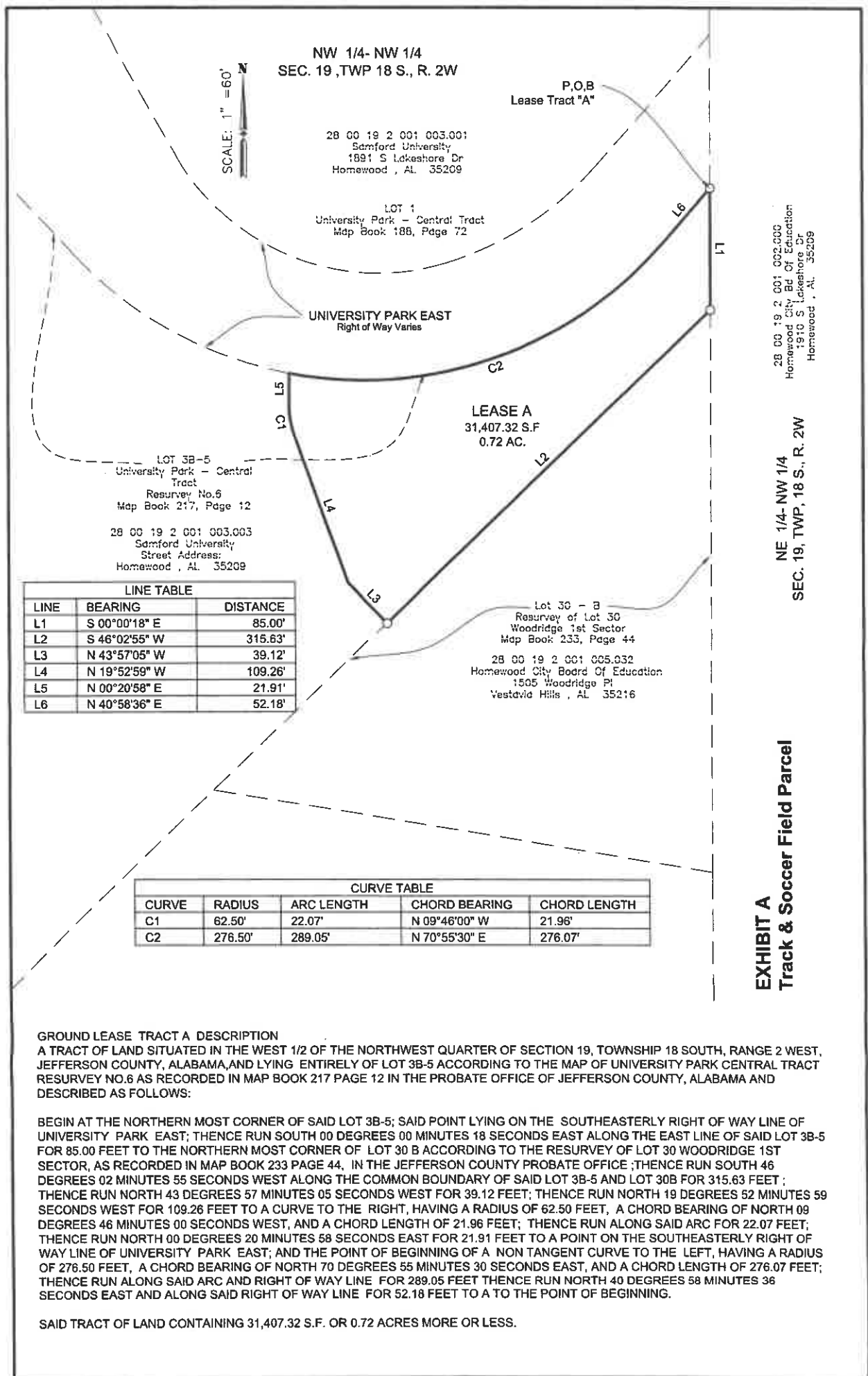
12/17/2022

1901 SOUTH LAKESHORE DRIVE, HOMWOOD, ALABAMA

HOMWOOD BOARD OF EDUCATION

HOMWOOD HIGH SCHOOL - TIER PARKING EXPANSION





NW 1/4- NW 1/4  
SEC. 19, TWP 18 S., R. 2W

P.O.B.  
Lease Tract "A"

28 00 19 2 001 003.001  
Samford University  
1891 S Lakeshore Dr  
Homewood, AL 35209

LOT 1  
University Park - Central  
Tract  
Map Book 188, Page 72

UNIVERSITY PARK EAST  
Right of Way Varies

28 00 19 2 001 002.000  
Homewood City Bd Of Education  
1910 S Lakeshore Dr  
Homewood, AL 35209

LOT 3B-5  
University Park - Central  
Tract  
Resurvey No.6  
Map Book 217, Page 12

28 00 19 2 001 003.003  
Samford University  
Street Address:  
Homewood, AL 35209

LEASE A  
31,407.32 S.F.  
0.72 AC.

Lot 30 - B  
Resurvey of Lot 30  
Woodridge 1st Sector  
Map Book 233, Page 44

28 00 19 2 001 005.032  
Homewood City Board Of Education  
1505 Woodridge Pl  
Vestavia Hills, AL 35216

NE 1/4- NW 1/4  
SEC. 19, TWP, 18 S., R. 2W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'18" E	85.00'
L2	S 46°02'55" W	315.63'
L3	N 43°57'05" W	39.12'
L4	N 19°52'59" W	109.26'
L5	N 00°20'58" E	21.91'
L6	N 40°58'36" E	52.18'

## EXHIBIT B - Track & Soccer Parcel

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	62.50'	22.07'	N 09°46'00" W	21.96'
C2	276.50'	289.05'	N 70°55'30" E	276.07'

N



### GROUND LEASE TRACT A DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, AND LYING ENTIRELY OF LOT 3B-5 ACCORDING TO THE MAP OF UNIVERSITY PARK CENTRAL TRACT RESURVEY NO.6 AS RECORDED IN MAP BOOK 217 PAGE 12 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERN MOST CORNER OF SAID LOT 3B-5; SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY PARK EAST; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3B-5 FOR 85.00 FEET TO THE NORTHERN MOST CORNER OF LOT 30 B ACCORDING TO THE RESURVEY OF LOT 30 WOODRIDGE 1ST SECTOR, AS RECORDED IN MAP BOOK 233 PAGE 44, IN THE JEFFERSON COUNTY PROBATE OFFICE; THENCE RUN SOUTH 46 DEGREES 02 MINUTES 55 SECONDS WEST ALONG THE COMMON BOUNDARY OF SAID LOT 3B-5 AND LOT 30B FOR 315.63 FEET; THENCE RUN NORTH 43 DEGREES 57 MINUTES 05 SECONDS WEST FOR 39.12 FEET; THENCE RUN NORTH 19 DEGREES 52 MINUTES 59 SECONDS WEST FOR 109.26 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, A CHORD BEARING OF NORTH 09 DEGREES 46 MINUTES 00 SECONDS WEST, AND A CHORD LENGTH OF 21.96 FEET; THENCE RUN ALONG SAID ARC FOR 22.07 FEET; THENCE RUN NORTH 00 DEGREES 20 MINUTES 58 SECONDS EAST FOR 21.91 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY PARK EAST; AND THE POINT OF BEGINNING OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 276.50 FEET, A CHORD BEARING OF NORTH 70 DEGREES 55 MINUTES 30 SECONDS EAST, AND A CHORD LENGTH OF 276.07 FEET; THENCE RUN ALONG SAID ARC AND RIGHT OF WAY LINE FOR 289.05 FEET THENCE RUN NORTH 40 DEGREES 58 MINUTES 36 SECONDS EAST AND ALONG SAID RIGHT OF WAY LINE FOR 52.18 FEET TO A TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 31,407.32 S.F. OR 0.72 ACRES MORE OR LESS.

CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209  
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

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**Planning Commission**  
**PUBLIC HEARING NOTICE**

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Notice To: **OWNER & ABUTTING PROPERTY OWNERS**

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, at **6:00 P.M., on Tuesday, January 3, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

The purpose of the hearing is to receive public comments on an application submitted by:

**Homewood Board of Education**

for a proposed subdivision plat of land owned by:

**Homewood Board of Education / Samford University**

and located at the following street address or location (see enclosed map):

**1901 South Lakeshore Drive / 801 University Park Place**

**Parcel: 28-00-19-2-001-002.000 & A portion of 28-00-19-2-001-003.003**

**The proposal consists of an AMENDED DEVELOPMENT PLAN**

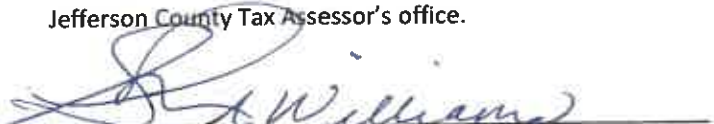
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**Purpose:**

**Request for approval of an amendment to the Final Development Plan for Homewood High School to provide for the development of 181 parking spaces on the southern side of the school campus, as well as related grading and drainage improvements.**

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by certified mail on or before December 27, 2022, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # AD 23-01-03**

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

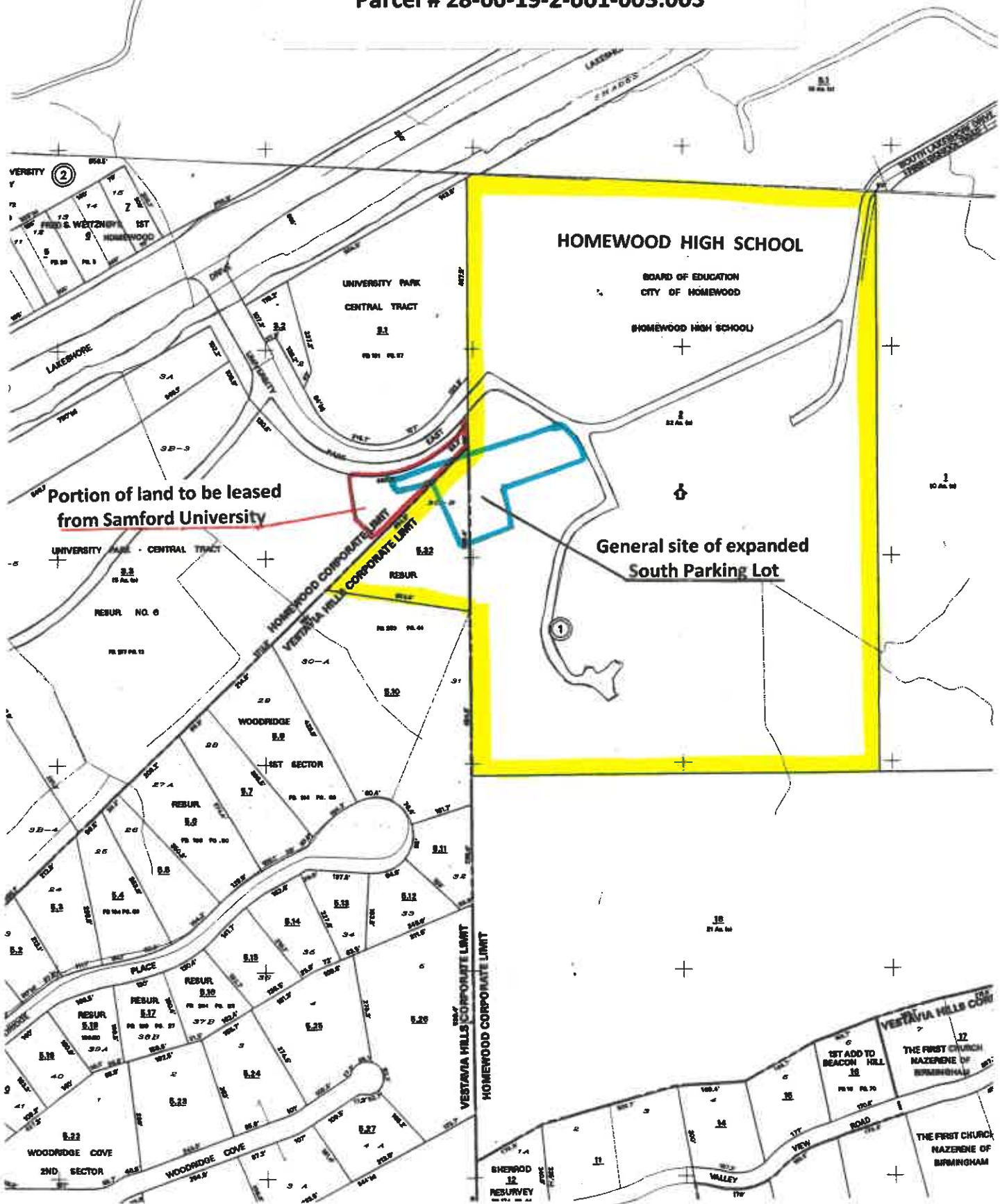
**Instructions:** Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

If you would like to join the live stream for this meeting, you will find the "Live Stream" link on our website ([www.cityofhomewood.com](http://www.cityofhomewood.com)) on the home page, or you can navigate via: <https://bit.ly/3Wxp2Hi>

Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary to the Planning Commission at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the Commission members for their consideration. Please reference the case number or address in your comments.

A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) under "Upcoming Meetings/Planning Commission" approximately one week before the scheduled meeting.

The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2<sup>nd</sup> floor behind the Council Chambers. While members of the public may attend and observe the work session, questions and/or comments from the public will only be considered during the scheduled public hearing.





# City of Homewood PC Case Map

1901 S Lakeshore Dr.

RS 23-01-02  
&  
AD 23-01-03

Aerial Photo

Parcels

Annexed Property

Existing School Campus

N

0 150 300 600

Feet

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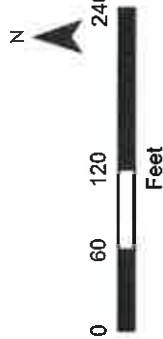
# City of Homewood PC Case Map

1901 S Lakeshore Dr.

RS 23-01-02  
&  
AD 23-01-03

South Parking Lot  
Expansion

- Parcels
- Annexed Property
- Existing School Campus



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