

PUBLIC NOTICE

Notice is hereby given that at its regular meeting on Tuesday, January 6, 2026, at 6:00 PM in the Homewood City Hall Council Chambers, the Homewood Planning Commission will consider an amendment to the City's Zoning Ordinance to revise *Article IV. District Uses, Sec. CC GURD Greensprings Urban Development District* and *Sec. GG., Permitted Uses for Non-Residential Districts* relating to permitted uses in the GURD zoning district. The agenda and proposed changes can be accessed on the City of Homewood website at cityofhomewood.com/meetings under "Planning Commission."

Please contact Fred Goodwin with the Department of Engineering and Zoning at (205) 332-6854 or fred.goodwin@homewoodal.org with questions or for additional information.

This notice was posted on Tuesday, December 30, 2025, at the following locations:

- **Mayor's Office (2nd Floor of City Hall)**
- **Homewood Community Center**
- **Homewood Public Library**
- **Homewood Senior Center (Oak Grove Road)**
- **Lee Community Center (Rosedale)**
- **City Website: cityofhomewood.com**

**Homewood Planning Commission
Agenda
Tuesday, January 6, 2026, 6:00 P.M.
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209**

**NOTE: Prior to the scheduled public hearing, a brief work session will be held for Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

Persons who are unable to attend the meeting may view the Live Stream through the City of Homewood website (<https://www.cityofhomewood.com/>) or navigate directly via: <https://www.cityofhomewood.com/live-stream>. **Please note that public comments cannot be made by individuals viewing the meeting through Live Stream.**

Individuals who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Board Secretary fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24 hours prior to the meeting.

Board Members

Stuart Roberts, *Chair*

Erik Henninger, *Vice Chair*

Nick Sims

Jarred Stamps

Patrick Harwell

Gusty Gulas

Giani Respinto

Paige Willcutt

Jeff Underwood

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes – December 2, 2025**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business**
- VI. New Business**
 - 1. A request to review and recommend approval of an amendment to Zoning Ordinance Article IV District Uses, Sec. CC GURD Greensprings Urban Development District and Sec. GG. Permitted Uses for Non-Residential Districts to remove "Minor Vehicle Repair" from uses permitted in the GURD zoning district.*
- VII. Communications From Staff**
- VIII. Adjournment**

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.

Sec. CC. GURD Greensprings Urban Renewal District.

(1) *Intent:* To encourage the maintenance, revitalization and redevelopment of the Greensprings corridor by encouraging a variety of commercial and institutional uses within a community shopping environment that reduces land use conflicts and improves the appearance of the corridor.

(2) *Use Regulations:* Refer to Section GG in Article IV and the provisions below.

(a) *Building material sales and home improvement centers:* no outside storage visible from off the premises.

(b) Office buildings in excess of two thousand five hundred (2,500) square feet of floor area may use ten (10) percent of the floor area for retail and service uses such as restaurants, opticians, gift shops, barber and beauty shops, quick copy services, specialty shops, banks, and other commercial uses appropriate to the professional office environment.

~~(e) *Minor vehicle repair:* All work must be conducted within an enclosed building and vehicle storage.~~

~~(d)(c)~~ *Pet shop:* no outside business

~~(e)(d)~~ *Rent-to-own stores:* no outside storage.

~~(f)(e)~~ *Sales showrooms for appliances, carpet, furniture, home furnishings, medical and office equipment, pianos and organs, light fixtures and similar uses:* no outside storage.

(3) *Area and Dimension Regulations:*

Minimum Lot Area	Minimum Lot Width at Front Building Line	Setbacks				Maximum Height of Structure
		Front Setback (Minimum)	Front Setback (Maximum)	Rear	Side	
10,000 sq. ft.	NA	35 ft	100 ft	20 ft	0 ft and (a)	45 ft

(a) No closer than 15 ft when adjacent to a residential district boundary.

(4) *Other regulations:*

- (a) Shopping centers may be developed in the Greensprings Urban Renewal District, upon approval of a final development plan by the planning commission, as required in Article VI.
- (b) Supplemental Use Regulations, Article V.
- (c) District Development Criteria, Article VI.
- (d) Off-Street Parking and Loading Regulations, Article VIII.
- (e) Signs, see Article X.

Sec. GG. Permitted Uses for Non-Residential Districts.

District Uses	Zoning Districts																		
	C-1	C-2	C-3	C-4	C-4(a)	C-4(b)	C-5	I-1	I-2	I-3	PCD-1	PCD-2	M-1	PI	PMUD	MXD	EURD	GURD	LPD
Commercial: Retail																			
Auto parts store		R	R	R	R	R	R					R	R			R	R		
Building material sales and home improvement centers			R				R					R	R					R	
Food and beverage (drive-thru)			P	P		R	P					P	P		R			P	
Food and beverage (no drive-thru)	R	P	P	P	P	P	P				R	P	P	R	P	P	P	P	
General retail	R	P	P	P	P	P	P				R	P	P	R	R	R	R	R	
Major vehicle repair			R				R					R	P						
Minor vehicle repair			R				R					R	R					R	
Package liquor store			P	P	P	P	P					P	P		P	P			
Rent-to-own store		R	R	R			R					R	R		P		R	R	
Sexually oriented business							R												
Shopping centers		R	R	R			R					R	R		P			R	
Tobacco – vape and related products shops			R	R			R					R	R		R				
Commercial: Service																			
Alternative financial services, pawn shop							R						R						
Car wash		P	P				P					P	P				P		
Day care center		P	P	P			P					P	P		P		P	P	
Funeral home	P		P	P			P				P	P	P	P			P	P	
Gasoline service station		P	P	P			P					P	P				P	P	
Health club and fitness studio	P		P	P	P	R	P				R	P	P	R	P	P	P	P	

District Uses	Zoning Districts																			
	C-1	C-2	C-3	C-4	C-4(a)	C-4(b)	C-5	I-1	I-2	I-3	PCD-1	PCD-2	M-1	PI	PMUD	MXD	EURD	GURD	LPD	
Hospital / medical center										P										
Medical office or clinic	R	P	P	P	P	P	P					P	P		P	P	P	P		
Office	R	R	R	R	R	P	R				R	R	R	R	P	P	R	R		
Outdoor kennel or boarding	R	R	R	R	R	R	R													
Commercial: Service																				
Services: business, financial, professional	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P		
Services: personal		P	P	P	P	P	P				R	P	P	R	P	P	P	P		
Sexually oriented business							R													
Institutional																				
Botanical gardens, cemetery								P							P					
City hall, community center									P						P	P				
Community garden								R	R	R										
Convention or exhibition facilities									P						P	P				
Cultural (library, museum, gallery)		P	P	P			P	P				P	P		P	P	P	P		
Government administrative facilities	P		P	P	P	P	P				P	P	P	P	P	P	P	P		
Meeting hall / performing arts			P	P			P					P	P		P					
Municipal jail									P								P			
Playground								P							P	P				
Public park and recreation facilities								P							P	P	P			
Public services facilities								P							P	P	P	P		

District Uses	Zoning Districts																		
	C-1	C-2	C-3	C-4	C-4(a)	C-4(b)	C-5	I-1	I-2	I-3	PCD-1	PCD-2	M-1	PI	PMUD	MXD	EURD	GURD	LPD
Place of worship									P						P	P	P	P	
School: elementary or middle									P						P	P	P	P	
School: high									P						P	P	P	P	
School: post-secondary			P	P			P			P		P	P					P	
Lodging																			
Lodging: interior room access			P			P	P					P	P			P	P	P	
Lodging: exterior room access			P				P					P	P				P	P	
Residential																			
Attached dwelling units															P	P	P		
Detached dwelling units															P	P			
Entertainment																			
Athletic fields										P									
Coliseum / stadium										P									
Golf course								P											
Indoor sport facilities			P		P	P	P					P	P		P	P		P	
Outdoor amusements and commercial recreation			P				P					P	P						
Recreational facilities (passive)																			R
Sexually oriented business							R												
Theater, drive-in			P				P					P	P						
Theaters, indoor			P	P			P					P	P		P			P	
Industrial																			
Ambulance service, public or private							P						P						
Armory							P		P				P						

Article IV. District Uses

District Uses	Zoning Districts																		
	C-1	C-2	C-3	C-4	C-4(a)	C-4(b)	C-5	I-1	I-2	I-3	PCD-1	PCD-2	M-1	PI	PMUD	MXD	EURD	GURD	LPD
Manufacturing light (artisanal)							R						P	R	R	P			
Manufacturing and industrial, light							R						R	R	R				
Manufacturing and industrial, heavy													R						
<p>P: The use is permitted by right subject to any limitations of the applicable district. Similar uses to those listed may also be permitted subject to Section E and Section F in Article III.</p> <p>R: The use is allowed upon meeting the conditions set forth in this Ordinance. See Use Regulations within each district in Article IV and the provisions set forth in Article V: Supplemental Use Regulations. A blank cell indicates that the use is not permitted.</p> <p>Note: The West Homewood District has its own use matrix in Section FF(10) in Article IV. In addition, residential uses have their own use table in Section K in Article IV.</p>																			