

Agenda
Homewood Planning Commission
Tuesday, February 1, 2022, 6:00 P.M. *
CITY COUNCIL CHAMBERS
2850 19th 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 person. If you prefer not to attend the meeting at Homewood City Hall, you may join on-line utilizing the following Zoom Link:

1st Option: Join on-line through your computer or app with this link:
<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1ON2MxWnpVWk5pcUFMdz09>

2nd Option: Join through the app if you already have the Zoom app downloaded Meeting #: 883 5766 5513,
Passcode: 514257

3rd Option: Dial in by phone: 312-626-6799
Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

Board Members

Stuart Roberts, Chairman	
Brady Wilson, Vice Chairman	Patrick Harwell
Jennifer Andress	John Krontiras
Winslow Armstead	Giani Resplinto
Brandon Broadhead	Paige Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - December 14, 2021 & January 4, 2022**
- IV. Communications/Reports from Chairman & Vice Chairman**
- V. Old Business**

Carried over to February 1, 2022 meeting at the request of the applicant)
Case # RS 21-12-01, 275 Lakeshore Parkway, Parcel ID: 29-00-26-2-000-001.008
Applicant: Joe Schneider, Owner: SDP AL Homewood 1, LLC: A request for approval of a resurvey to subdivide Lot IF, Wildwood Center South Resurvey, into two lots (Lot IF-A) and (Lot IF-B) to facilitate new retail development.

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.

Carried over to March 1, 2022 meeting at the request of the applicant

Case # RZ 22-01-01, 3450 Manor Drive, Parcel ID: 28-00-18-1-014-025.000.

Applicant: LMS – Brookwood Property, LP, Owner: LMS – Brookwood Property, LP

A request to rezone the subject property from R-5, Attached Dwelling Unit District to R-6, Attached Dwelling Unit District to correct the legal, nonconforming status of the property (based on the number of units on the site) to a more appropriate and higher density zoning.

VI. New Business

NONE

VII. 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 2nd floor behind the Council Chambers.

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.

RS 21-12-01

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: Lot 1 F, Wildwood Centre, Lakeshore Pkwy 35009 (275 LAKE SHORE PARKWAY)

Date application filed: 10.14.21 Vacant lot(s)? Yes

Subdivision location: Wildwood Centre

Tax map Parcel I.D. Number(s): 29 00 26 2 000 001.008

Acres: 0.96 Number of proposed lots: 2

Current Zoning: PM4D (PLANNED MIXED USE DISTRICT)
Wildwood Centre Proposed land use: Retail/Office/Restaurant

Activity requested by applicant: (please check as applicable)

Divide Property: X Move lot line(s): X

Combine Property: Other:

Applicant: SDP AL Homewood 1, LLC Owner: SDP AL Homewood 1, LLC

Phone: REDACTED Phone: REDACTED

Address: 310 Enterprise Drive Address: 310 Enterprise Drive

Oxford MS 38655 Oxford MS 38655

City Zip City Zip

REDACTED REDACTED

Signature of Applicant Signature of Owner

Registered Land Surveyor: Gonzalez - Strength & Associates, Inc.

Phone: 205-942-2486

Address: 1550 Woods of Riverchase Drive - Suite 200

Hoover AL 35244

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on OCT, 14, 2021

\$ 200.00 Application fee* received on 11/10/21 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



LEGEND

- L.P.T. ROW PER FOUND
- L.P.E. ROW PER SET (3/4" REBAR 4/0HP)

NOTES

1. CAPPED REBAR STAMPED "CA-SHALLS" HAVE BEEN SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. UNLESS OTHERWISE SHOWN OR STATED ALL DIMENSIONS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, PRIVATE TELEPHONE CABLE SYSTEMS, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
3. THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, INCLUDING PIPES, UNDEGROUND DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
4. According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C 0284 H, dated September 03, 2010), a portion of the subject property lies within Zone X, defined as "area determined to be outside the 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION LIES WITHIN ZONE AE DEPEND AS BASED FLOOD ELEVATIONS DETERMINED.
5. ZONED PLAND PER CITY OF HOMOESWOOD, ALABAMA.
6. NORTH ARROW AND BEARINGS SHOWN HEREON ARE ON BASED DATUM ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83.
7. TOTAL NUMBER OF LOTS: 2.
8. ACRES OF THE SUBDIVISION: 41,882 SQ FT OR 0.95 ACRES MORE OR LESS.

SIDE DATA TABLE	
ZONING: PLAND, PLANNED MIXED USE DISTRICT PER CITY OF HOMOESWOOD, ALABAMA	
BUILDING SETBACK REQUIREMENTS:	
FRONT YARD:	NONE
REAR YARD:	NONE
SIDE YARD:	NONE
MAX BUILDING HEIGHT:	NONE

LINE TABLE	
LINE NO.	LINE DESCRIPTION
1	LINE 1
2	LINE 2
3	LINE 3
4	LINE 4
5	LINE 5
6	LINE 6
7	LINE 7
8	LINE 8
9	LINE 9
10	LINE 10
11	LINE 11
12	LINE 12
13	LINE 13
14	LINE 14
15	LINE 15
16	LINE 16
17	LINE 17
18	LINE 18
19	LINE 19
20	LINE 20
21	LINE 21
22	LINE 22
23	LINE 23
24	LINE 24
25	LINE 25
26	LINE 26
27	LINE 27
28	LINE 28
29	LINE 29
30	LINE 30
31	LINE 31
32	LINE 32
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89	LINE 89
90	LINE 90
91	LINE 91
92	LINE 92
93	LINE 93
94	LINE 94
95	LINE 95
96	LINE 96
97	LINE 97
98	LINE 98
99	LINE 99
100	LINE 100

LOT 1A
MAP BOOK 171 PAGE 65
TOSCA'S PARADISE LLC-ONE LLC
2708 CHERRY ROAD
MOUNTAIN BROOK, AL 35815-1013
PARCEL NO.28 00 28 2 000
001.008



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, David S. Woodson, a registered Professional Land Surveyor of the State of Alabama, and the undersigned, as Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made at the instance of said Owner, that this plat or map is a true and correct plat or map of the lands shown hereon and known as WILLOWOOD CENTRE SOUTH RE-SURVEY #4, showing the streets, alleys, and public grounds, giving the lengths, widths, and areas of each shown as well as the location of each lot and block, and showing the relationship of the lands to the government survey and that from the same have been indicated all lot corners and curve points as shown and designated by mark, said marks on said plat or map, said Owner also certifies that it is the owner of said lands and that the same is not subject to any charge, said Owner agrees that the City of Homewood may at any time change the method or method of work in the present grade subject to the payment of compensation or damages to the existing owner, and the agreement shall be a contract running with the land.

The undersigned hereby certify that the City of Homewood is agent for the purpose of this, said plat or map, together with the instrument, for record, and hereby certifies that we have full authority to execute this instrument and map.

The undersigned Owner certifies that he is the owner of the property described herein, which property is located within the jurisdiction of the City of Homewood, Alabama, that he hereby offers his plat and certifies to the public use of such same shown on this plat, and that he will maintain such areas until the dedication is accepted by the City Council.

The undersigned Surveyor certifies that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama.

SURVEYOR:
GONZALEZ - STRENGTH & ASSOC., INC.
3178 PARKWAY LAKE DRIVE
HOOPER, AL 36344

OWNER:
WILLOWOOD CENTRE, LP

By: _____
Date: _____

David S. Woodson, PLS
Gonzalez-Strength & Associates, Inc.
Ala. Reg. No. 20088

OWNER:
MONT BELIEU PROPERTIES II, LLC

By: _____
Date: _____

Dated: _____

Dated: _____

OWNER:
PARKWAY FOX, LLC

By: _____
Date: _____

I, _____, a Notary Public in and for said county in said state, hereby certify that David S. Woodson, whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this _____ day of _____, 2021.

Notary Public _____ My Commission Expires: _____

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that WILLOWOOD CENTRE, LP, it's _____, whose name as Owner, is signed to the foregoing document, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this _____ day of _____, 2021.

Notary Public _____ My Commission Expires: _____

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that MONT BELIEU PROPERTIES II, LLC, it's _____, whose name as Owner, is signed to the foregoing document, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this _____ day of _____, 2021.

Notary Public _____ My Commission Expires: _____

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that PARKWAY FOX, LLC, it's _____, whose name as Owner, is signed to the foregoing document, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this _____ day of _____, 2021.

Notary Public _____ My Commission Expires: _____

PC CASE # RS _____

RE-SURVEY OF LOT 1F WILLOWOOD CENTRE SOUTH SURVEY # 4

BEING A RE-SURVEY OF LOT 1F ACCORDING TO WILLOWOOD CENTRE SOUTH RE-SURVEY #4 AS RECORDED IN MAP BOOK 251, PAGE 8, SITUATED IN THE NW 1/4, OF THE NW 1/4, OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, SURVEYING, TRAFFIC/TRANSPORTATION
1650 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOPER, ALABAMA 36344
PHONE: (205) 942-3448
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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MARCH, 2021 JOB #20-0352

APPROVED: _____ DATE: _____
Director, Jefferson County Environmental Services

Subsequent to the Survey Department approval indicates that this document has been reviewed for provision of future or existing surveying services however this does not mean that any errors have been left or will be left in the future. Any change in right of way or boundary boundaries after this date may void this approval.

Final plat approved by resolution of the Homewood Planning Commission on

this _____ day of _____, 2021.

By: _____ Date: _____
Chairman

By: _____ Date: _____
Secretary

By: _____ Date: _____
City Economic Administrator

LAKESHORE DRIVE EXTENSION
100' PUBLIC R.O.W. PER MAP BOOK 244, PAGE 74

DENIED ACCESS FENCE 0.3'±
OUTSIDE



LAYOUT LEGEND

- 1 12" CURB & GUTTER RECD. TYPICAL SEE DETAIL SHEET 00A.
- 2 TIE TO EXISTING CURB & GUTTER RECD.
- 3 TIE TO EXISTING PAVEMENT RECD.
- 4 STANDARD DUTY ASPHALT PAVEMENT RECD. TYPICAL SEE DETAIL SHEET 00A.
- 5 CONCRETE SIDEWALK RECD. SEE DETAIL SHEET 00A.
- 6 DUMPTON PAD, 24" X 24" SQUARE RECD. ROOF RECD FOR LOT IN DUMPTON.
- 7 SOLID WHITE DIRECTIONAL TRAFFIC ARROW RECD. TYPICAL SEE DETAIL SHEET 00A FOR ON-SITE ARROWS.
- 8 24" SOLID WHITE STOP BAR RECD. SEE DETAIL SHEET 00A.
- 9 R-1 "STOP" SIGN RECD. SEE DETAIL SHEET 00A.
- 10 CONCRETE TRANSFORMER PAD RECD. SEE SITE UTILITY PLAN FOR MORE INFORMATION.
- 11 4" SOLID WHITE PAINT STRIPE RECD. TYPICAL.
- 12 ADA ACCESSIBLE SPACE, ASLE, AND SIGN RECD. SEE DETAIL SHEET 00A. "WAP" INDICATES VAN-ACCESSIBLE SPACE. CROSSWALK PAINT SHALL MATCH ACCESSIBLE ASLE.
- 13 SITE SIGN RECD. DETERMINED BY OTHERS.
- 14 ASPHALT RAMP RECD. SEE DETAIL SHEET 00A.
- 15 6" INTERNAL CURB RECD. SEE DETAIL SHEET 00A.
- 16 2" HIGH CONCRETE FLARE RECD. SEE DETAIL SHEET 00A.
- 17 4" DOUBLE YELLOW PAINT STRIPING RECD. TYPICAL.
- 18 R-1 DO NOT ENTER SIGN RECD. SEE DETAIL SHEET 00A.
- 19 REPLACE PAVEMENT IN OPEN CUT AREA TO MATCH EXISTING.
- 20 STANDARD DUTY CONCRETE PAVEMENT RECD. SEE DETAIL SHEET 00A.
- 21 HEAVY DUTY CONCRETE PAVEMENT RECD. SEE DETAIL SHEET 00A.
- 22 MODS PICK UP SIGN RECD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 23 TRANSITION CURB FROM 8" HIGH TO 6" HIGH IN S. RECD.
- 24 HEADACHE BAR RECD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 25 4" SOLID YELLOW STRIPE 2" O.C. ORIENTED 45° TO DIRECTION OF TRAFFIC WITH 4" SOLID YELLOW EDGE STRIPE RECD.
- 26 STAIRS RECD. SEE DETAIL SHEET 00A.
- 27 "DO NOT ENTER" LETTERS PAINTED AT 2' SPACING RECD.
- 28 WALLLOCK RECD. PER OWNER SPECIFICATIONS.
- 29 HANDRAIL RECD. SEE DETAIL SHEET 00A.
- 30 SITE LIGHT RECD. SEE SITE LIGHTING PLAN FOR FURTHER INFORMATION.
- 31 6" HEDER CURB RECD. SEE DETAIL SHEET 00A.

SITE ANALYSIS TABLE	
PARCEL ID:	20-00-26-3-000-001.008
SITE ADDRESS:	273 & 275 LAKESHORE PARKWAY HOMESWOOD, ALABAMA
OVERALL PROPERTY AREA:	± 41,682 SF ± 0.95 ACRES
LOCAL JURISDICTION:	HOMESWOOD, ALABAMA
ZONING:	PLANNED MIXED USE DEVELOPMENT
BUILDING AREA	
RESTAURANT:	2,325 SF
RETAIL:	3,500 SF
PARKING DIMENSIONS:	9'x15'
REQUIRED PARKING:	
RESTAURANT: 1.5 SPACES/100 SF PUBLIC FLOOR AREA	
RETAIL: 4 SPACES/100 SF FLOOR AREA	
TOTAL SPACES REQ'D:	14 SPACES
PARKING PROVIDED:	
RESTAURANT (LOT 1):	STANDARD 10
TOTAL:	ADA ACCESSIBLE 1
RETAIL (LOT 2):	STANDARD 36
TOTAL:	ADA ACCESSIBLE 1
BUILDING SETBACKS	
FRONT:	60'
REAR:	0'
SIDE:	0'
SITE REQUIREMENTS	
MAX BUILDING/PARKING COVERAGE	75%
MIN LANDSCAPING/PERVIOUS COVERAGE	15%
LOT #1	
PARCEL AREA:	±16,222 SF
	±0.37 ACRES
BUILDING/PARKING COVERAGE	
LANDSCAPING/PERVIOUS COVERAGE	±11,235 SF = 70%
	±2,805 SF = 17%
LOT #2	
PARCEL AREA:	±25,460 SF
	±0.59 ACRES
BUILDING/PARKING COVERAGE	
LANDSCAPING/PERVIOUS COVERAGE	±14,080 SF = 55%
	±5,185 SF = 20%

LEGEND

EXISTING STORM SEWER	SS	EXISTING SANITARY SEWER	SS
EXISTING REINFORCED WALL	---	EXISTING TELEPHONE	---
PROPOSED BUILDING LINE	---	EXISTING POWER	---
EXISTING EDGE OF PAVEMENT	---	EXISTING WATER	---
EXISTING CURB AND GUTTER	---	EXISTING GAS LINE	---
PROPOSED STORM SEWER	---	NOSE LINE	---
PROPOSED STORM SEWER	---	PROPOSED FLOW	---
DESIGN CONTOUR	---		
PROPOSED CONTOUR	---		
PROPOSED SANITARY SEWER	---		
PROPOSED TELEPHONE	---		
PROPOSED POWER	---		
PROPOSED WATER	---		
PROPOSED GAS LINE	---		
PROPOSED SIGNALS			
LIGHT POLE	⊕	POWER POLE	⊕
BOX	⊕	BOX	⊕
NOT TO SCALE	⊕	NOT TO SCALE	⊕
HTV	⊕	HTV	⊕
C OR C.L.	⊕	C OR C.L.	⊕
MINIMUM	⊕	MINIMUM	⊕
RADIUS	⊕	RADIUS	⊕
RIGHT-OF-WAY	⊕	RIGHT-OF-WAY	⊕
TYP.	⊕	TYP.	⊕
SANITARY SEWER CLEANOUT	⊕	SANITARY SEWER CLEANOUT	⊕
STORM SEWER CLEANOUT	⊕	STORM SEWER CLEANOUT	⊕
PROPOSED ELEVATION	⊕	PROPOSED ELEVATION	⊕
PARKING COUNT			
MAINTENANCE PARKING	⊕	MAINTENANCE PARKING	⊕

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY GONZALEZ STRENGTH & ASSOCIATES, DATED 08/20/2010.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND ELEVATIONS. IF DESTROYED DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE AT HIS EXPENSE.
3. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED TO EXISTING IMPROVEMENTS ON SITE OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS AT HIS EXPENSE. IMPROVEMENTS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
4. ACCESSIBLE SYMBOLS, SIGNS, AND MARKS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE, AND ADA REQUIREMENTS. MAXIMUM SLOPE IN ACCESSIBLE AREAS SHALL NOT EXCEED 1:12 IN ANY DIRECTION.
5. CONTRACTOR SHALL CONTACT ALL UTILITIES AND LOCATE ALL UTILITIES WITHIN THE WORK AREA PRIOR TO STARTING CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
7. GONZALEZ STRENGTH & ASSOCIATES, INC. SHALL NOT HAVE AUTHORITY OVER THE CONTRACTOR'S WORK AND/OR RESPONSIBILITIES. GONZALEZ STRENGTH & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR METHODS OR PROCEDURES OF CONSTRUCTION DELAYED BY THE CONTRACTOR, OR FOR ANY VIOLATIONS OF THE CITY OF HOMESWOOD SPECIFICATIONS AND REQUIREMENTS, OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH LAWS, RULES, REGULATIONS, ORDINANCES, OR CODES APPLICABLE TO THE CONTRACTOR'S WORK AND/OR PERFORMANCE OF THE WORK.



SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO FACE OF CURB, OR EDGE OF SURFACING.
2. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, ALL UTILITY TIE-INS, BOLLARD LOCATIONS AND OTHER RELATED INFORMATION.
3. ORIENTATIONAL ARROWS AND PARKING SPACES STRIPING SHALL BE WHITE. ACCESSIBLE PARKING STRIPING AND SYMBOLS SHALL BE BLUE UNLESS LOCAL CODES INDICATE OTHERWISE.
4. ALL RAMP AND 9" OR LESS OTHERS HOTEL.
5. THE PROPOSED DRIVE TO EXISTING PAVEMENT, MATCHES GRADE AND ASSURES SMOOTH TRANSITION.
6. ALL DRIVEWAYS SHALL CONFORM TO ADA AND CITY AND STATE REQUIREMENT FOR ACCESSIBLE SPACES.
7. ALL PAINT STRIPING SHALL BE APPLIED IN TWO EQUAL COATS TO A TOTAL THICKNESS OF 18 MILS.

WORK IN RIGHT-OF-WAY NOTES

1. TRAFFIC CONTROL DEVICES SHALL BE UTILIZED IN ACCORDANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. DEVICES SHALL BE IMPLEMENTED FOLLOWING THE STATES DEPARTMENT OF TRANSPORTATION GUIDELINES AND REQUIREMENTS.
2. ALL WORK IN RIGHT-OF-WAY SHALL COMPLY WITH ALDOT AND CITY OF HOMESWOOD SPECIFICATIONS AND REQUIREMENTS.
3. EXCEPT FOR EMERGENCIES, THE FOLLOWING NOTIFICATION PROCEDURES SHALL BE FOLLOWED, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE CITY OF HOMESWOOD R.O.W.:
- 3.1. CONTRACTOR SHALL NOTIFY THE CITY CALL LINE LOCATOR CENTER 48 HOURS PRIOR TO ANY EXCAVATION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BEFORE COMMENCING CONSTRUCTION.
- 3.2. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR 24 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY WITHIN ROADWAY LIMITS.
- 3.3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR 72 HOURS PRIOR TO THE CLOSURE OF ANY ROADWAY OR INTERRUPTION IN TRAFFIC FLOW.

SITE LAYOUT PLAN

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRAINING - LANDSCAPE ARCHITECTURE
1540 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOPER, ALABAMA 36324
PHONE: (205) 843-3486
FAX: (205) 843-3033
www.gonzalez-strength.com

DRAWN
C.E.D.
FILED
20-03-20

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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 (2nd Floor), 2850 19th Street South, at 6:00 P.M., on Tuesday, February 1, 2022. 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:

SDP AL Homewood 1, LLC

for a proposed subdivision plat of land owned by:

SDP AL Homewood 1, LLC

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

275 Lakeshore Parkway

Parcel: 29-00-26-2-000-001.008

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey to subdivide Lot 1F, Wildwood Centre South Survey, into two lots (Lot 1F-A) and (Lot 1F-B) to facilitate new retail development.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. 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 January 25, 2022 which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Cale Smith, PE
Director, Engineering & Zoning Department
PC CASE # RS 21-12-01

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. If you choose to view the meeting via Zoom, please follow the instructions below:

1st Option:

Join on-line through your computer or app with this link:

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1ION2MxWnpVWk5pcUFMdz09>

(If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app)

2nd Option:

Join through the app if you already have the Zoom app downloaded

Meeting #: 883 5766 5513

Passcode: 514257

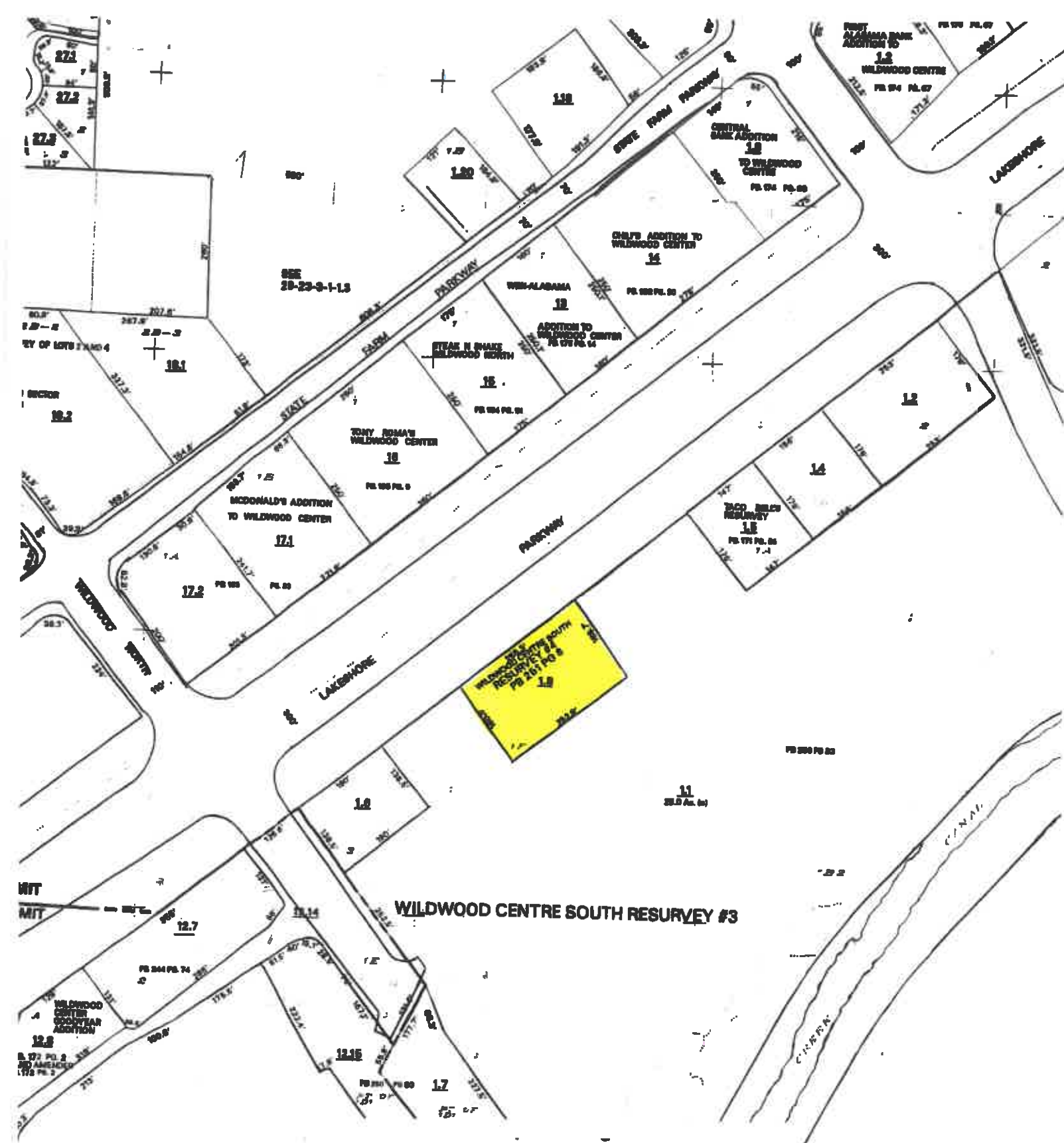
3rd Option:

Dial In by phone: 312-626-6799

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) approximately one week before the scheduled public hearing.

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 2nd floor behind the Council Chambers.



**275 Lakeshore Parkway
RESURVEY**

**Wildwood Centre South
Case # RS 21-12-01**

Parcel # 29-00-26-2-000-001.008

Resurvey to subdivide one lot (Lot 1F) into two lots
(1F-A and 1F-B) to facilitate commercial development

City of Homewood
275 Lakeshore Pkwy
RS 21-12-01
Aerial Photo

Parcel
Subject Lot



0 40 80 160 240 Feet

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