

**Homewood Planning Commission  
Agenda  
Tuesday, February 6, 2024, 6:00 P.M.  
CITY COUNCIL CHAMBERS  
2850 19<sup>th</sup> 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 2<sup>nd</sup> 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.**

Persons 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](http://www.cityofhomewood.com/engineering-zoning) or to the Board Secretary [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4<sup>th</sup> 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**

<b>Stuart Roberts, Chairman</b>	<b>Gusty Gulas</b>
<b>Winslow Armstead, Vice Chairman</b>	<b>Giani Respinto</b>
<b>Jennifer Andress</b>	<b>Paige Willcutt</b>
<b>Brandon Broadhead</b>	<b>Erik Henninger</b>
<b>Patrick Harwell</b>	

**Order of Business**

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes - December 5, 2023 ( No meeting having taken place in January 2024 )
- IV. Communications / Reports from Chairman & Vice Chairman
- V. Old Business – None ( *Note: A reconsideration of the proposed rezoning of 1300 Columbiana Road, previously considered at the October 23, 2023 meeting, is included under New Business* )
- VI. New Business
  1. Case # AD 24-02-01: 501 Oxmoor Road, Parcel ID: 29-00-14-4-002-032.009, Applicant: Jared Bussey / Architectural Cooperative , Owners: Julie & Gabe Harris : Purpose: A request to Amend the Final Development Plan for Oxford Place to permit the construction of a two-story addition to an existing, single- family house, as well as the construction of an outdoor concrete patio.

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.

2. Case # RS 24-02-02: 2510 18<sup>th</sup> Street South, Parcel ID: 28-00-07-2-008-001.000, Applicant / Owner: BGL Homewood, LLC. Purpose: A request for approval of a Resurvey to subdivide the subject property, comprising approximately 1.2-acres, into two, separate lots.
3. Case # RS 24-02-03: 1300 Columbiana Road, Parcel ID: 29-00-23-4-003-004.000, 29-00-24-3-008-001.000 & 29-00-24-3-008-002.000, Applicant: Eric Rogers / Progressive Properties, PLLC, Owner: Second Presbyterian Church. Purpose: A request for approval of a Resurvey to subdivide the subject property, comprising approximately 3.73 acres, into two, separate lots; one of which would continue to serve as the site of an existing church, and the second, which would serve as the site for a new, medical office building.
4. Case # RZ 23-10-01: 1300 Columbiana Road, Parcel ID: 29-00-23-4-003-004.000, 29-00-24-3-008-001.000 & 29-00-24-3-008-002.000, Applicant: Eric Rogers / Progressive Properties, PLLC, Owner: Second Presbyterian Church. Purpose: A request to reconsider a rezoning of the subject property that is limited to only the northern portion of the property, comprising 1.4 acres, to be changed from I-2, Institutional District to a C-1, Office Building District zoning classification to permit the construction of a new, medical office building; said proposal being an amendment of an earlier proposal to rezone the entire site, and which now excludes the southern portion of the subject property, comprising 2.3 acres, presently occupied by the Second Presbyterian Church which shall remain zoned I-2, Institutional 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.

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

1. Name of development: Oxford Circle
2. Date application filed: Dec. 27, 2023 3. Requested hearing date: FEBRUARY 6, 2024
4. Approval requested by this application
- ☐ Preliminary Development Plan

☐ Amendment to Preliminary Development Plan

☐ Final Development Plan

☒ Amendment to Final Development Plan
5. Applicant: Jared Bussey
- Phone: 205-533-3563
- Address: 1604 28th Avenue South, Homewood, AL 35209
6. Owner: Julie and Gabe Harris
- Phone: REDACTED
- Address: 501 Oxford Circle, Homewood, AL 35209
7. Attorney or authorized agent: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Address: \_\_\_\_\_
8. Engineer: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Address: \_\_\_\_\_
9. Surveyor: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Address: \_\_\_\_\_

10. Development Address(s): 501 Oxford Circle, Homewood, AL 35209

11. Tax map parcel number(s): 29-00-14-4-002-032.009

12. Acreage: 0.18 13. Zoning: PR-1 PLANNED RESIDENTIAL  
DISTRICT

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:                     

REDACTED

Signature of authorized agent or attorney:                     

Signature of authorization by owner:                     

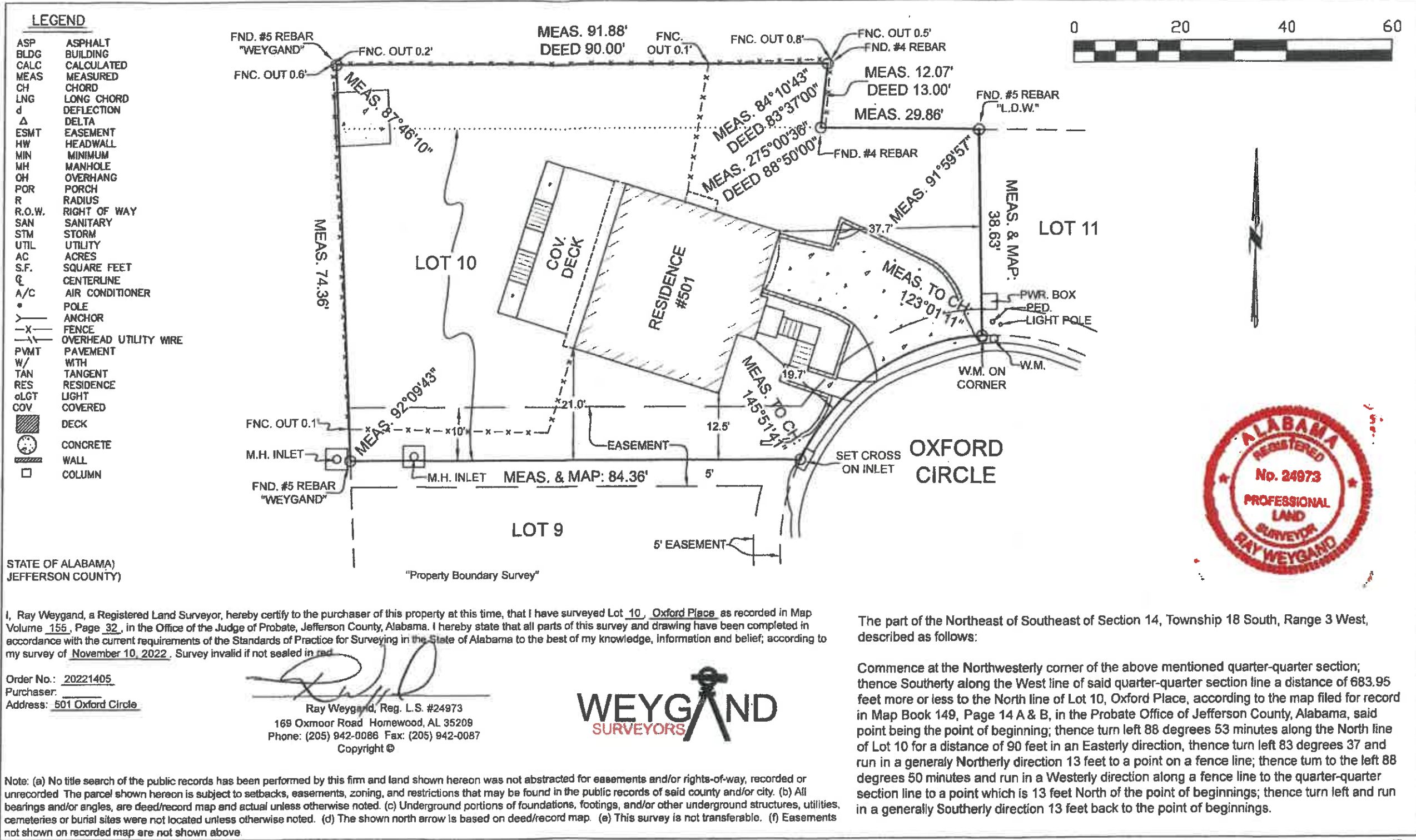
REDACTED

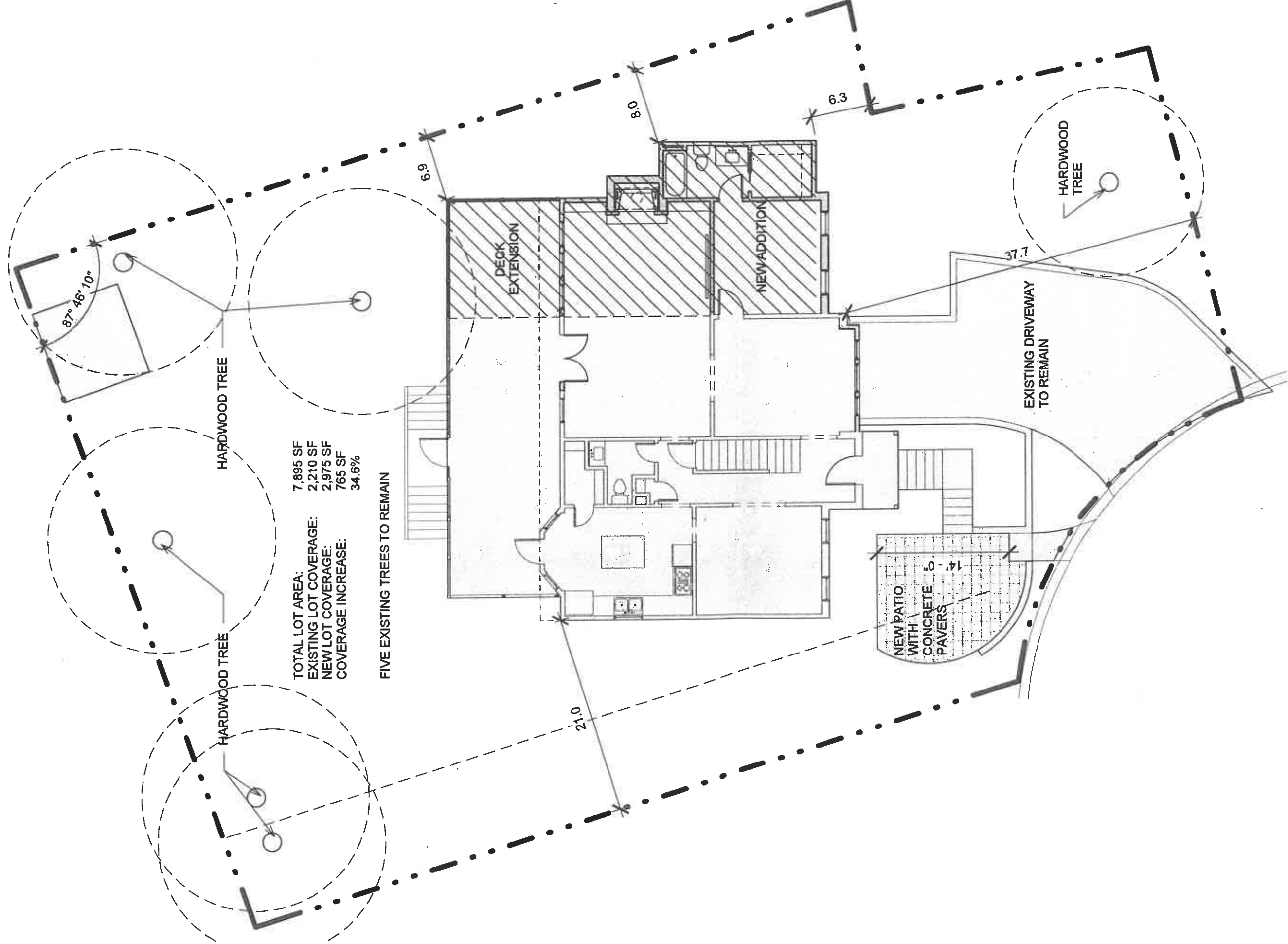
**For City Use Only:**

\$ 100.00 application fee received on DEC. 27, 2023 by receipt #                     

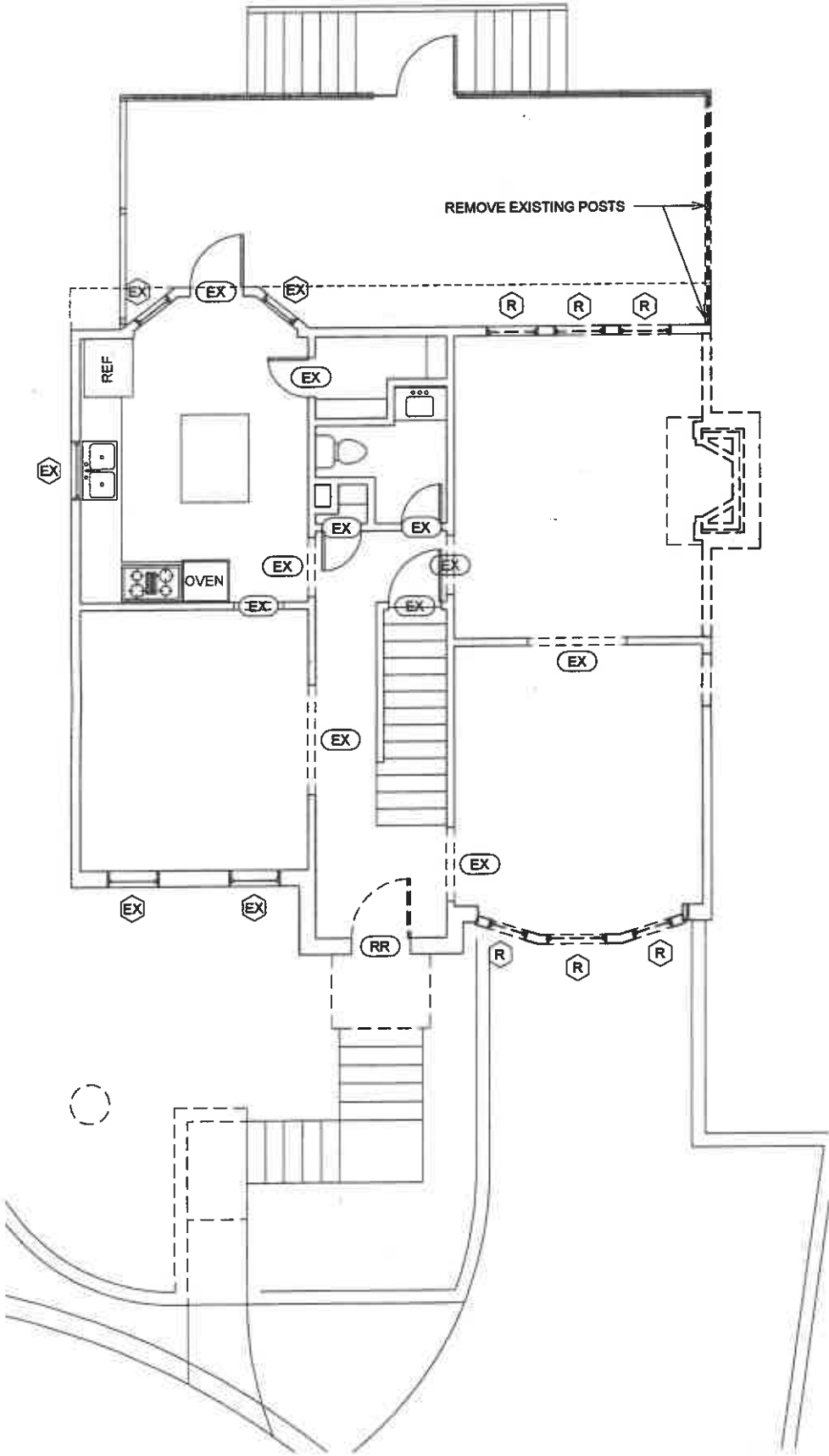
Scheduled hearing date: FEBRUARY 6, 2024

Application received by: FRED GOODWIN on DEC. 27, 2023



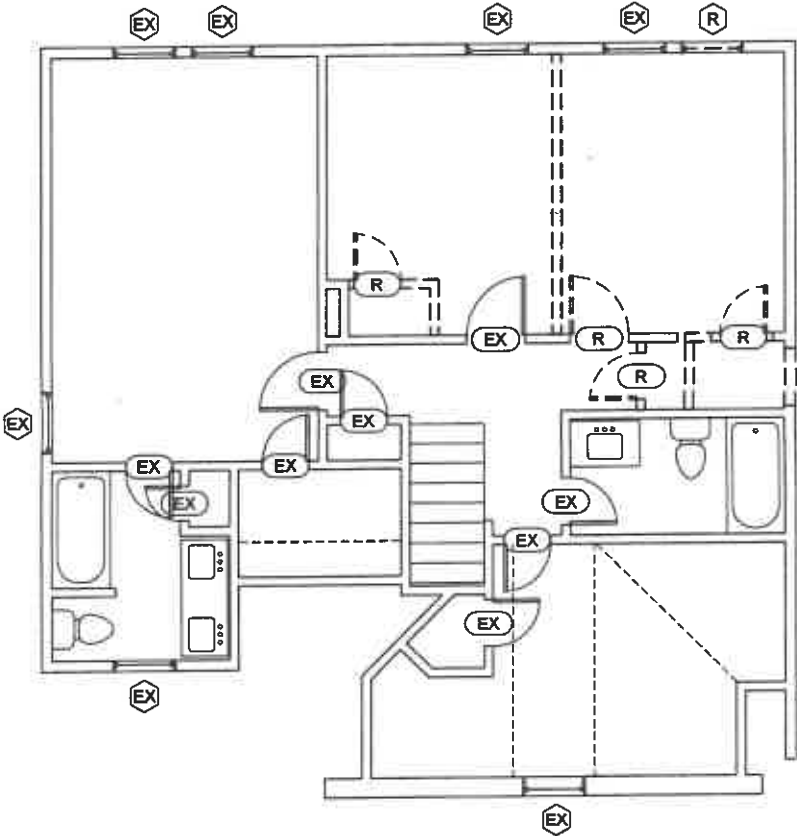


**PROJECT SCOPE**  
THE SCOPE OF THE PROJECT INCLUDES A 2-STORY EXPANSION ONTO THE SIDE OF THE HOUSE. THE EXISTING SECOND FLOOR WILL BE RECONFIGURED. THE EXISTING KITCHEN WILL BE RENOVATED, AND THE EXISTING REAR SCREENED PORCH EXPANDED. ON THE FRONT OF THE HOUSE, THE EXISTING BAY WINDOW WILL BE REPLACED AND A NEW, SLIGHTLY LARGER COVERED FRONT STOOP INSTALLED.



EXISTING FIRST FLOOR: 994 SF

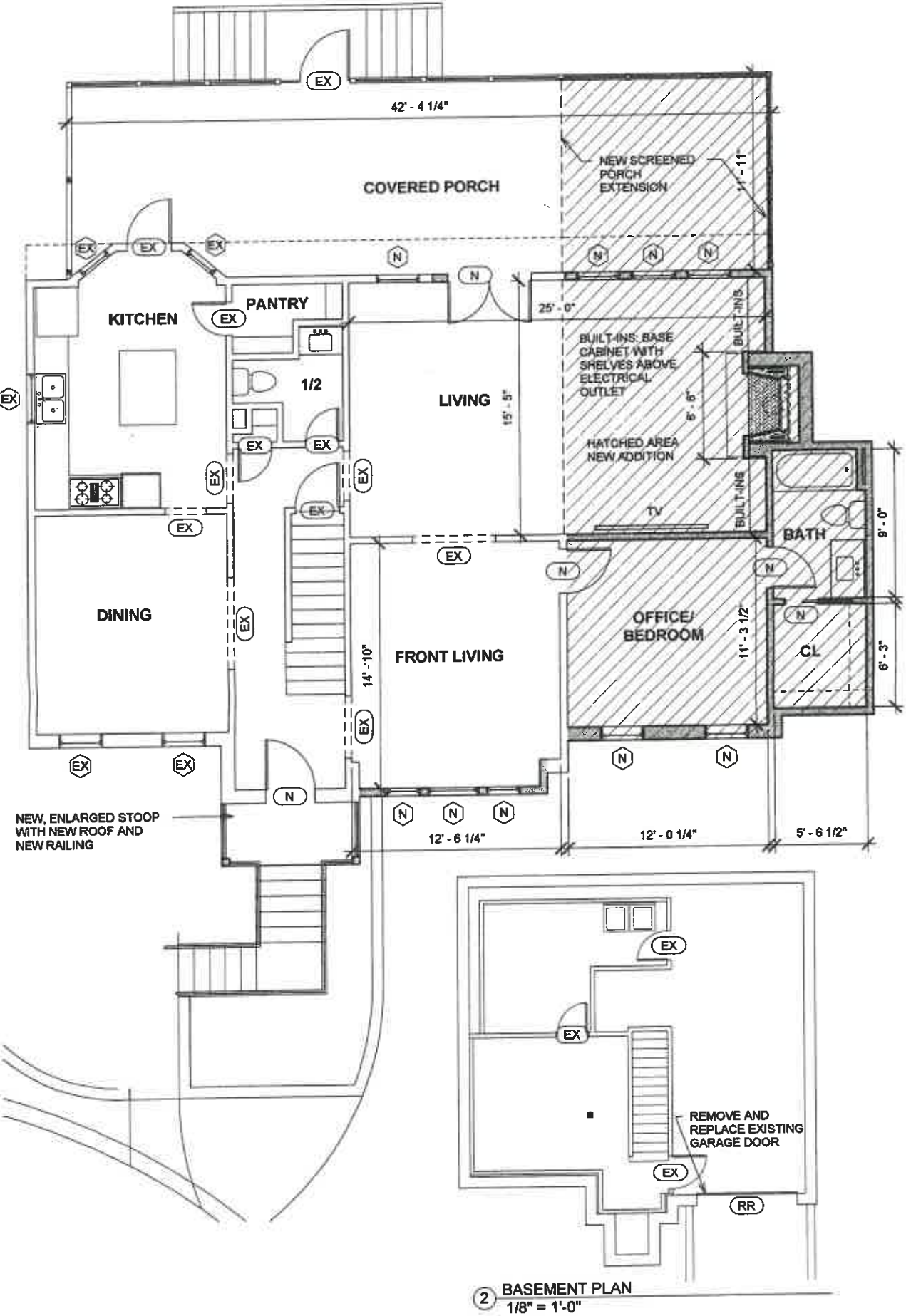
SD-2  
FIRST FLOOR DEMO PLAN  
12-20-23



EXISTING FIRST FLOOR: 936 SF

SD-3  
SECOND FLOOR DEMO PLAN  
12-20-23





② **BASEMENT PLAN**  
1/8" = 1'-0"

NEW ADDITION AREA 613 SF  
TOTAL FIRST FLOOR AREA 1,451 SF

As indicated

SD-4  
FIRST FLOOR PLAN  
12-20-23

1 SECOND FLOOR PLAN OPTION A  
3/16" = 1'-0"



NEW ADDITION AREA: 475 SF  
TOTAL SECOND FLOOR: 1,400 SF  
 $3/16" = 1'-0"$

SD-5  
SECOND FLOOR PLAN  
12-20-23

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 & ADJACENT PROPERTY OWNERS**

This letter shall serve as notice 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, beginning at **6:00 P.M., on Tuesday, February 6, 2024.** 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:

**Jared Bussey / Architectural Cooperative**

for a proposed subdivision plat of land owned by:

**Julie & Gabe Harris**

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

**501 Oxford Circle**

**Parcel: 29-00-14-4-002-032.009**

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

**Purpose:**

A request to Amend the Final Development Plan for Oxford Place to permit the construction of a two-story residential addition, comprising a total of 1,088 sq. ft., to an existing, single-family house; said addition to be located at its closest point 6.9 ft. from the right- side property line, as well as the proposed construction of an outdoor patio utilizing concrete pavers within the front yard.

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 one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before January 29, 2024, which is at least seven days before the fixed hearing date, to all property owners adjoining 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 # AD 24-02-01**

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 would like to view 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 connect directly via:  
[www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream).

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 meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) by clicking on the "Upcoming Meetings/Planning Commission" tab 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.

# 501 Oxford Circle AMENDED DEV. PLAN

Case # AD 24-02-01

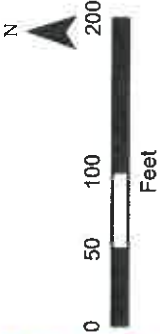
Parcel # 29-00-14-4-002-032.000

Request to amend the Final Development Plan for Oxford Place to permit the construction of a two-story addition to a single-family house, as well as a new front yard patio

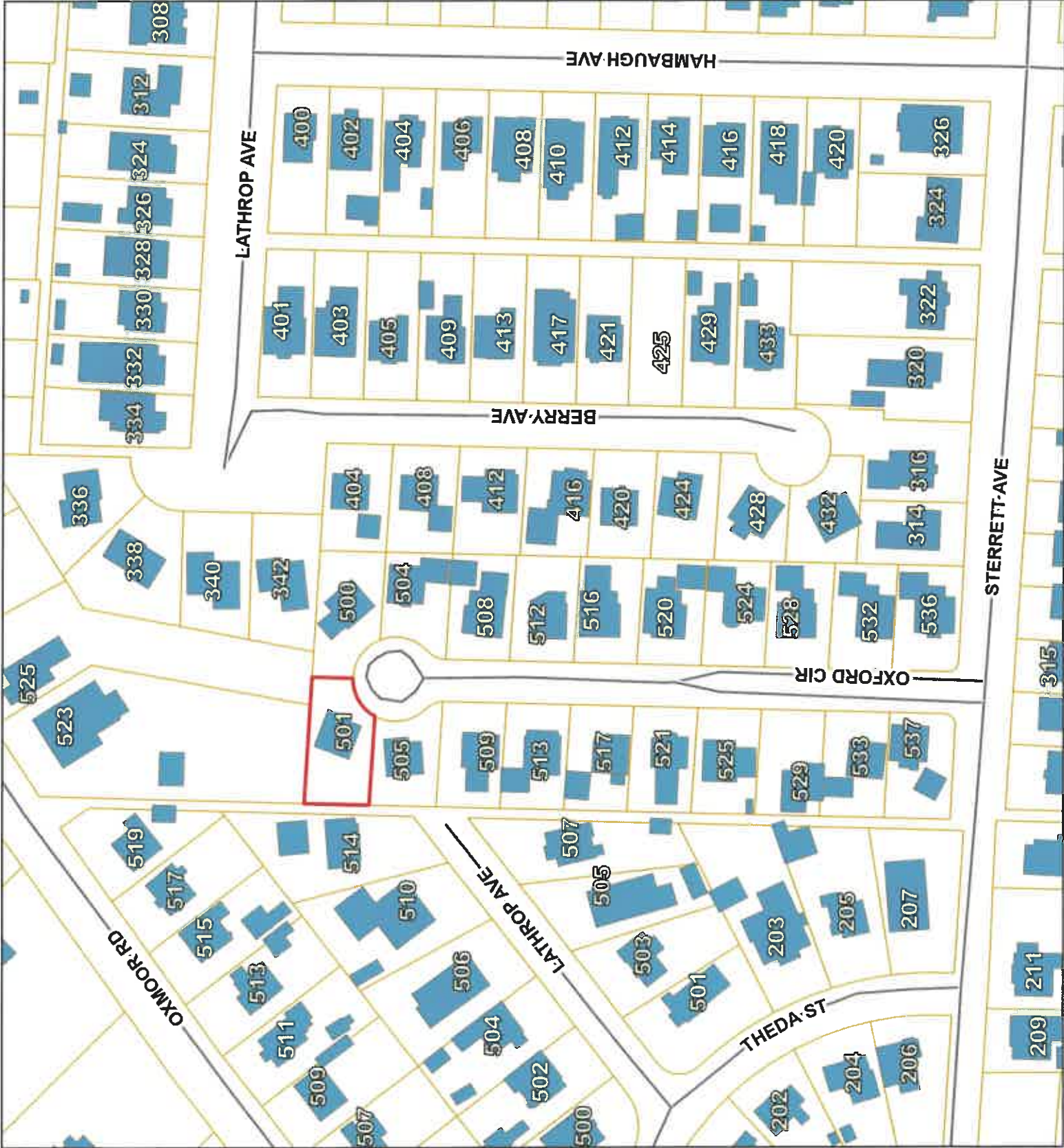




- Parcels
- Subject Property
- Building Footprints



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.





City of Homewood  
PC Case Map

501 Oxford Cir  
AD 24-02-01  
Current Zoning

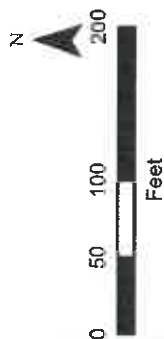
Parcels

Zoning

NPD

PR-1



Subject Property

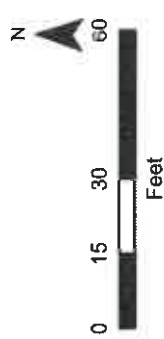
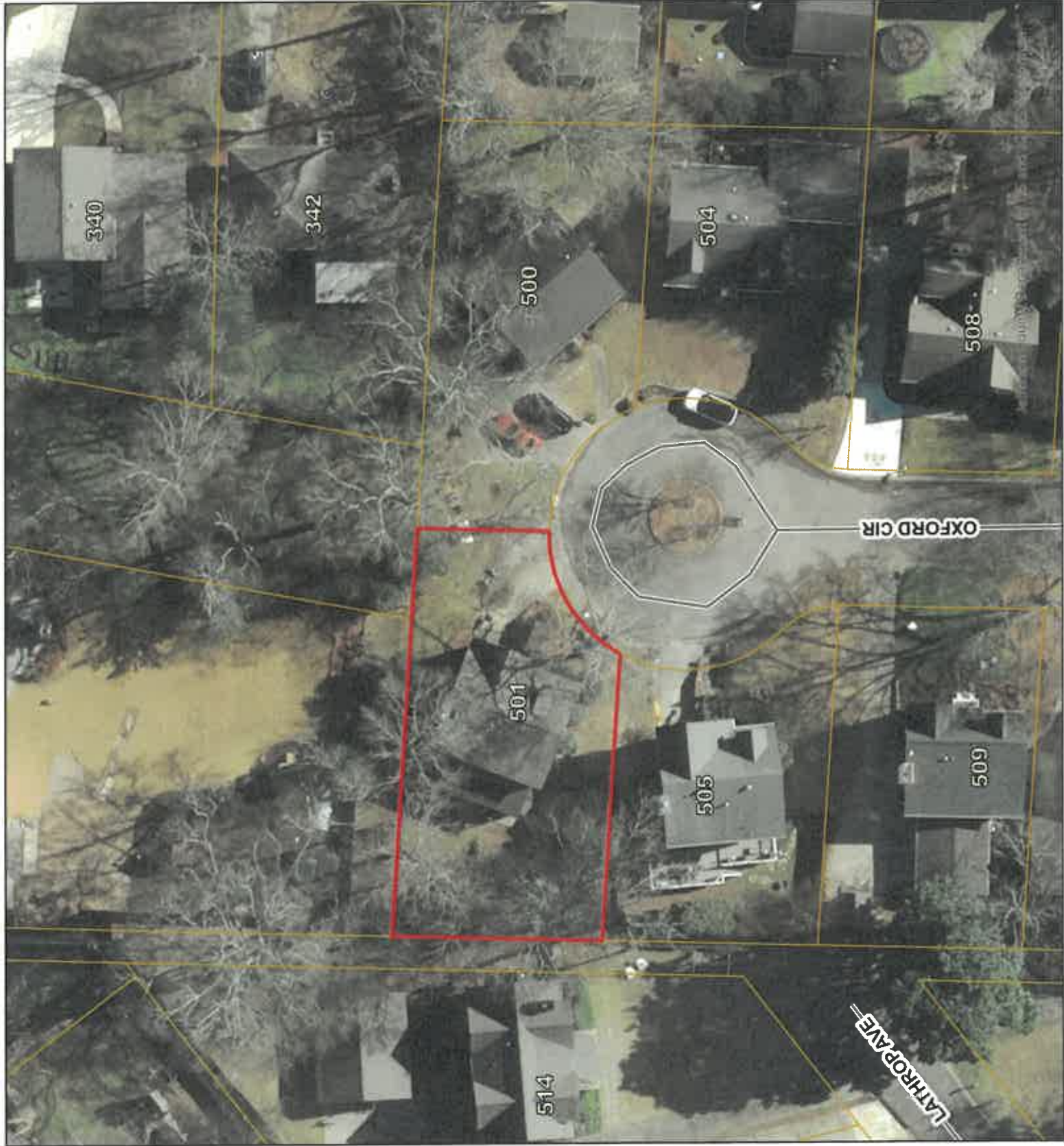


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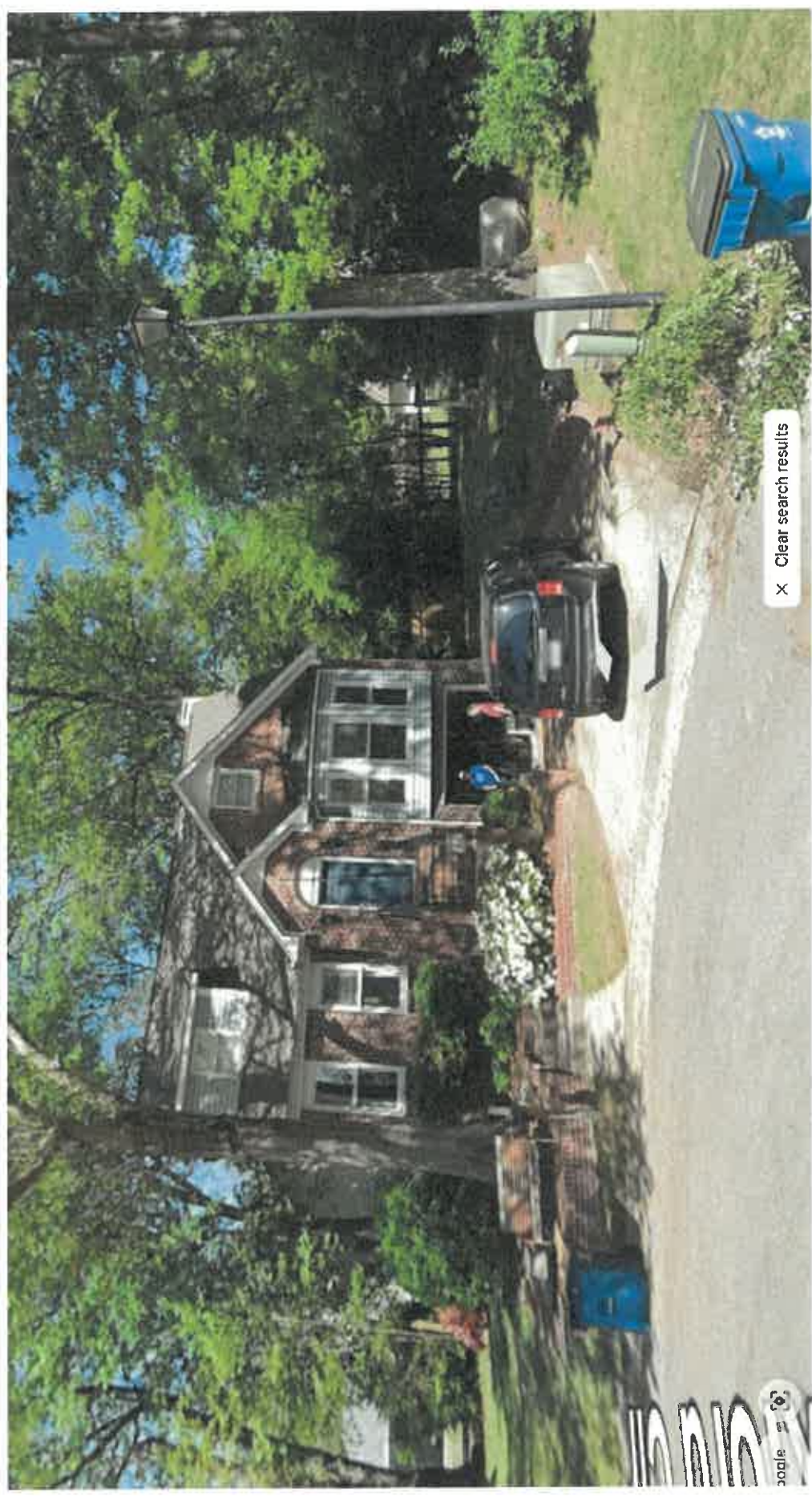
 Parcels  
 Subject Property



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## 501 Oxford Cir- Street View



501 Oxford Cir – Bird’s Eye looking South



AMENDED MAP  
OXFORD PLACE

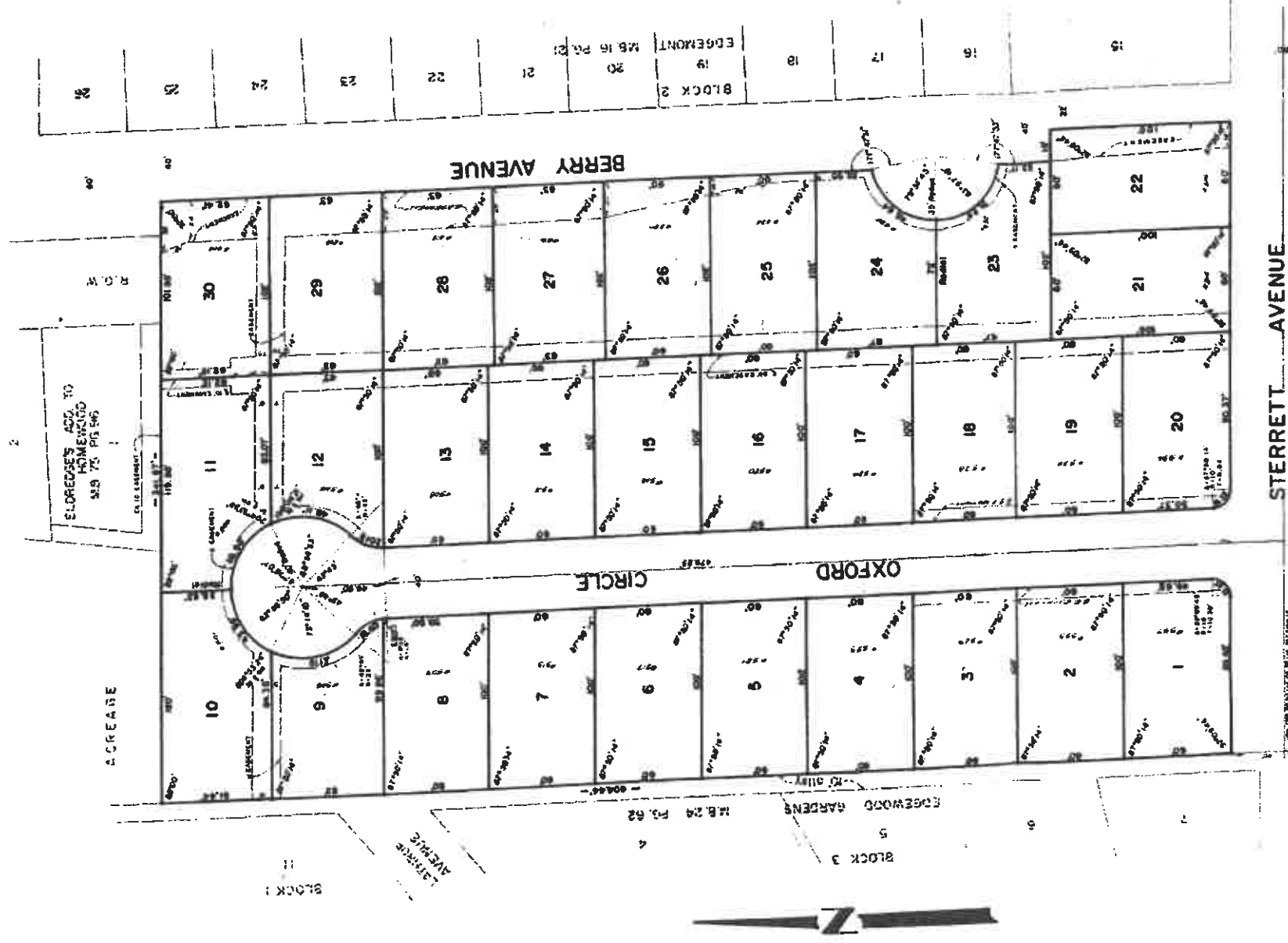
STATE OF NEW YORK, SENATE, January 14, 1909.  
SENATE REPORT NO. 100, 1909.

SCALE 1/4" = 100'

DATE DEC. 9, 1908

LAWRENCE C. BURMAN  
REG. N. Y. S. L. S. 10375  
PH. 871-7820

THIS MAP AMENDED TO REFLECT AGREEMENT  
BETWEEN THE CITY OF NEW YORK AND THE  
PROPERTY OWNERS OF THE LANDS SHOWN ON THIS MAP.



ALL LOTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF NEW YORK, AND ARE SHOWN FOR THE PURPOSE OF MAKING  
THEY BECOME THE PROPERTY OF THE CITY OF NEW YORK.

CITY OF NEW YORK  
COMMISSIONER OF LANDS

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of New York, at the City of New York, this 14th day of January, 1909.

JOHN A. BROWN, Mayor of the City of New York.

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JOHN A. BROWN, Mayor of the City of New York.



ELDREDGE'S ADD. TO  
HOMEWOOD  
M.B. 75 PG. 96

EX. 10' EASEMENT

— 341.97' —

R.O.W.

60'

40'

A C R E A G E

Parcel 10 is highlighted in yellow.

Key features include:

- Parcel 10:** Yellow-shaded area with dimensions 120' x 61.44' and a curved boundary with a 40' radius.
- Parcel 9:** Adjacent to Parcel 10, with dimensions 63' x 99.96'.
- Parcel 11:** Large central parcel with dimensions 119.98' x 83.07'.
- Parcel 12:** Below Parcel 11, with dimensions 100' x 63'.
- Parcel 29:** To the right of Parcel 12, with dimensions 102' x 63'.
- Parcel 30:** Top right parcel with dimensions 101.99' x 62.41'.

The map also shows various easements, including a 5' easement and a 10' easement, and a radial line extending from the center of the circular feature.

Form IX.  
APPLICATION FOR RESURVEY APPROVAL  
HOMEWOOD PLANNING COMMISSION

Physical Address: 2510 18TH STREET SOUTH  
 Date application filed: 12/15/23 Vacant lot(s)? NO  
 Subdivision location: NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
 Tax map Parcel I.D. Number(s): 28 00 07 2 008 001.000  
 Acreage: ± 1.2 ACRES Number of proposed lots: 2  
 Current Zoning: R-7 Proposed land use: REMAIN R-7

Activity requested by applicant: (please check as applicable)

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

Applicant: BGL HOMEWOOD, LLC Owner: BGL HOMEWOOD, LLC  
 Phone: REDACTED Phone: REDACTED

Address: 700 MONTGOMERY HWY, STE 186 Address: 700 MONTGOMERY HWY, STE 186  
BIRMINGHAM AL 35216 BIRMINGHAM AL 35216  
 City State Zip City State Zip  
REDACTED REDACTED

Signature of Applicant

Signature of Owner

Registered Land Surveyor: GONZALEZ-STRENGTH & ASSOC.

Phone: 205.942.2406

Address: 1550 WOODS OF RIVERCHASE DRIVE

HOOPER AL 35244  
 City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on DECEMBER 15, 2023

\$ 200.00 Application fee\* received on 12/18/2023 by receipt # 497881

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) \_\_\_\_\_

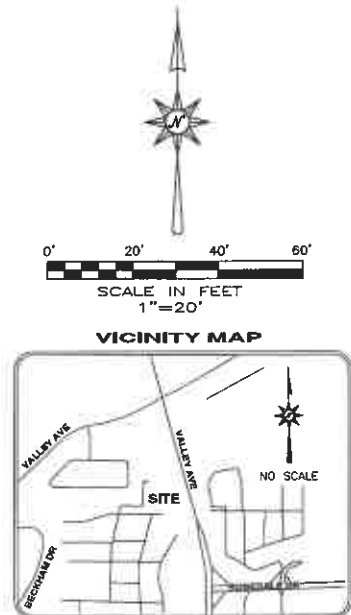
\* \$200 resurvey fee, \$100 for Combining lots  
RESURVEY TO SUBDIVIDE THE PROPERTY  
INTO TWO, SEPARATE LOTS.

**LEGAL DESCRIPTION**  
**2510 18<sup>th</sup> Street South**  
**( Case # RS 24-02-02 )**

A tract of land situated in the Northwest  $\frac{1}{4}$  of Section 7, Township 18 South, Range 2 West Jefferson County, Alabama.

Being a resurvey of Lot 1 Graham Gold Nugget Resurvey as recorded in Map Book 231, Page 17 in the Office of the Judge of Probate, Jefferson County, Alabama.

OWNER: BGL HOMEWOOD, LLC  
700 Montgomery Hwy-Suite 186  
Birmingham, AL 35216  
TOTAL ACREAGE: 1.20 ACRES  
TOTAL NUMBER OF LOTS: 2  
VARIANCE FOR SETBACKS:SV20-11-06

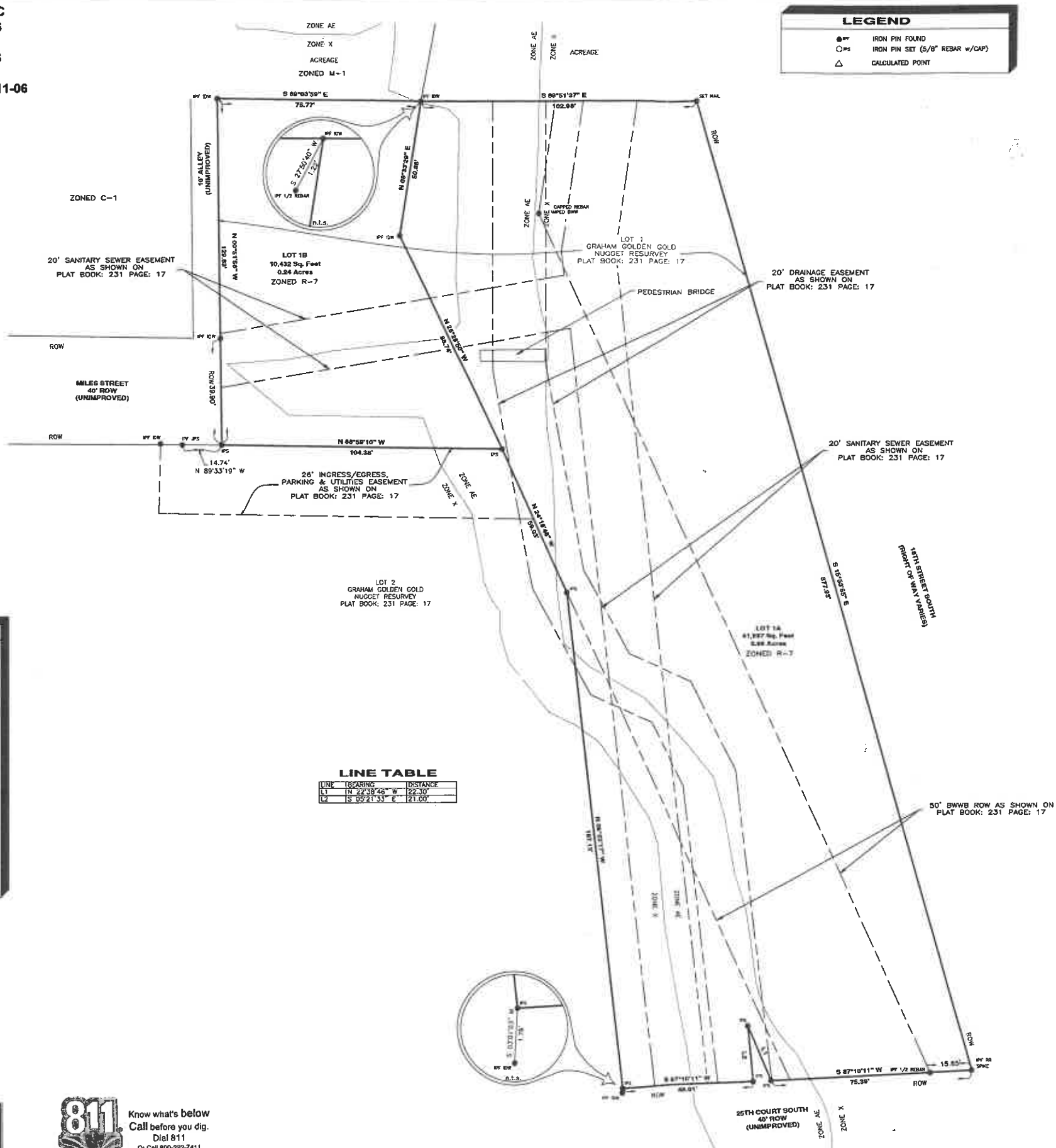


- NOTES**
1. Capped rebar stamped "CA-560LS" has been set at all corners unless noted otherwise.
  2. Unless otherwise shown or stated all easements shown on this map are for public utilities, private television cable systems, sanitary sewers, storm sewers, storm ditches, and may be used for such purposes to serve property both within and without this subdivision.
  3. The lot owner/builder shall use appropriate methods, whether pipes, underdrain, 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 0556 J, dated September 29, 2021), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain," a portion of the subject property lies within Zone X Shaded, defined as "areas determined to be inside the 0.2% annual chance floodplain," a portion of the subject property lies within Zone AE, defined as "with base flood elevation or depth."
  5. The purpose of this survey is to create 2 lots from Lot 1 according to Graham Gold Nugget Resurvey as recorded in Map Book 231 Page 17 in the Office of Judge of Probate Jefferson County, Alabama.
  6. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011, Using Global Positioning System (GPS) and derived by RTK observation, Using the Alabama Department of Transportation CORS Network (MAX).

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.



Know what's below  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Derek S. Meadows, a registered Professional Land Surveyor of the State of Alabama, and the undersigned, as Owners, 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 Owners; that this plat or map is a true and correct plat or map of the lands shown hereon and known as 18TH STREET TOWNHOMES PLAT NO. 1, showing the streets, alleys, and public grounds, giving the length, width, and name of each street as well as the number of each lot and block, and showing the relationship of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and designated by arrow, solid circles on solid plat or map. Said Owners also certify that it is the corner of said lands and that the same is not subject to any mortgage. Said Owners agree that the City of Homewood may at any time change the natural or existing grade to the permanent grade without the payment of compensation or damages to the starting corners, and this agreement shall be a covenant running with the lands.

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

The undersigned Owner certifies that he is the owner of the property described hereon, which property is located within the subdivision jurisdiction of the City of Homewood, Alabama, that he freely offers this plat and dedicates to public use all such areas 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.

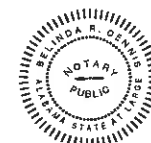
SURVEYOR: GONZALEZ - STRENGTH & ASSOC., INC. BGL HOMEWOOD, LLC  
1550 WOODS OF RIVERCHASE DR  
HOOVER, AL 35244

By: Designated Officer

Derek S. Meadows, PLS  
Gonzalez-Strength & Associates, Inc.  
Ala. Reg. No. 29996

Dated:

Dated:



STATE OF ALABAMA  
JEFFERSON COUNTY

I, Belinda R. Dennis, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, 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 \_\_\_\_\_, 2024.

Notary Public My Commission Expires:

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that \_\_\_\_\_ whose name as Designated Officer of BGL HOMEWOOD, LLC 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 \_\_\_\_\_, 2024.

Notary Public My Commission Expires:

APPROVED: DATE: \_\_\_\_\_  
Director Jefferson County Environmental Services

Environmental Services Department Approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or any change in any right of way or easement boundaries after this dated may void this approval.

Final plat approved by resolution of the Homewood Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: Chairman Date:

By: Secretary Date:

By: City Zoning Administrator Date:

## FINAL PLAT 18th STREET TOWNHOMES PLAT NO. 1

BEING A RESURVEY OF LOT 1 GRAHAM GOLD NUGGET RESURVEY AS RECORDED IN MAP BOOK 231 PAGE 17 IN OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA.

Prepared by:

**GSA**  
GONZALEZ - STRENGTH & ASSOCIATES, INC.  
ENGINEERING, LAND PLANNING, & SURVEYING  
1550 WOODS OF RIVERCHASE DRIVE-SUITE 200  
HOOVER, ALABAMA 35244  
PHONE: (205) 842-2486  
FAX: (205) 842-3033  
Gonzalez-Strength.com

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JANUARY 2024

JOB #23-0594







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

---

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

---

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

This letter shall serve as a public hearing notice by the Homewood Planning Commission of a meeting to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, beginning at **6:00 P.M., on Tuesday, February 6, 2024**. 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:

**BGL Homewood, LLC**

for a proposed subdivision plat of land owned by:

**BGL Homewood, LLC**

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

**2510 18<sup>th</sup> Street South**

**Parcel ID: 28-00-207-2-008-001.000**

**The proposal consists of a RESURVEY**

---

**Purpose:**

**A request for approval of a Resurvey to subdivide the subject property, comprising approximately 1.2-acres, into two separate lots.**

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 January 29, 2024, 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 # RS 24-02-02**

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 view 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 connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream).

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 meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) by clicking on the "Upcoming Meetings/Planning Commission" tab 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.

225.5'

17.5'

81.8'

103.2'

83.6'

RESURVEY

50

121.1'

75.2'

561.8'

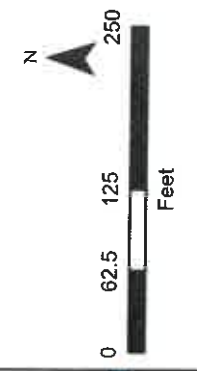
150.8'

NILIPOUR'S RESUR  
P.B. 187 PG. 29

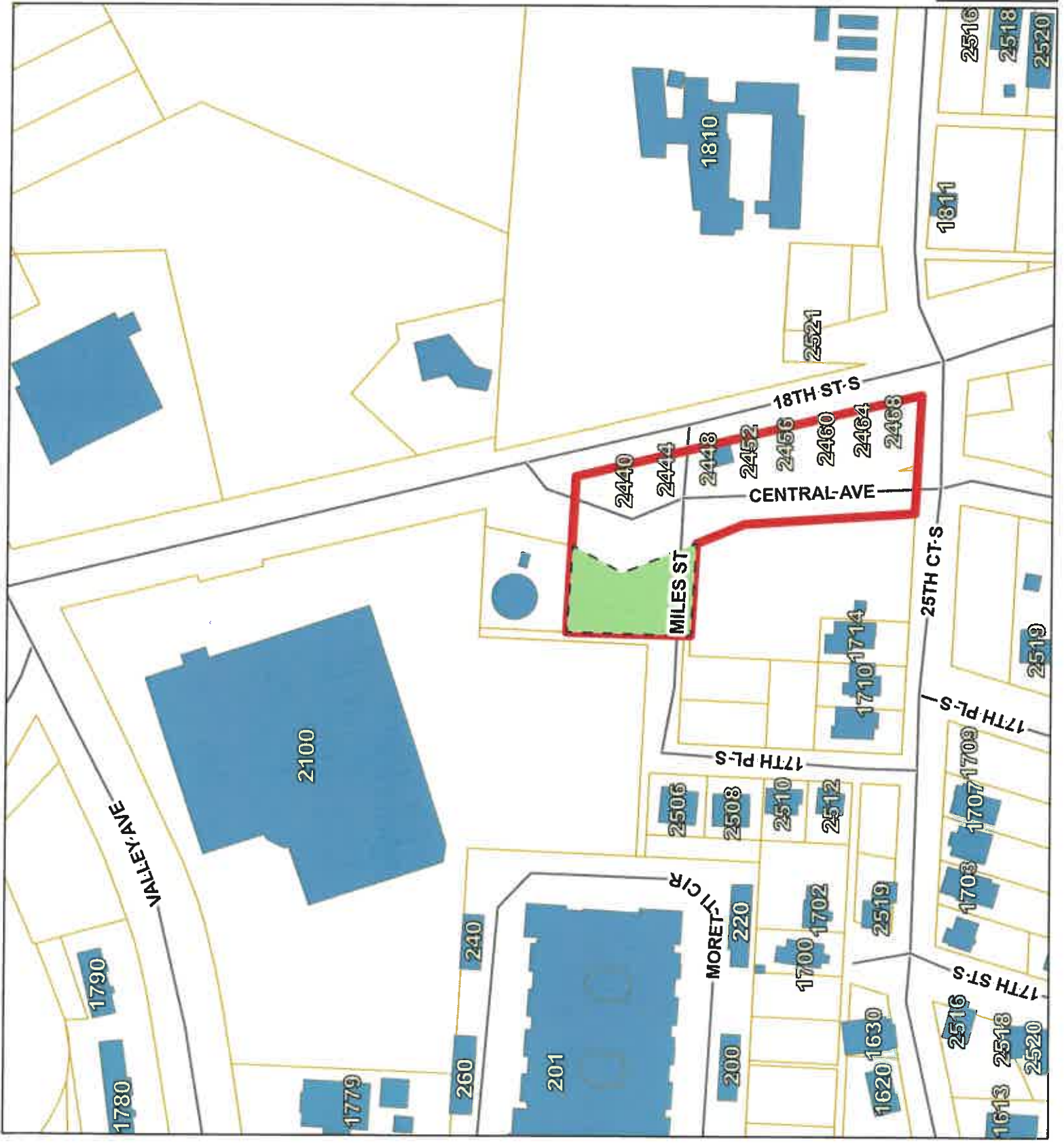


City of Homewood  
PC Case Map  
2510 18th St S  
RS 24-02-02  
Vicinity Map

- Parcels
- Subject Property
- Proposed New Lot
- Building Footprints



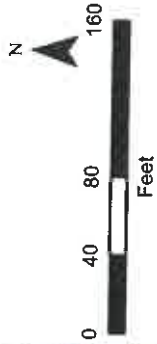
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DRAWING IS THE PROPERTY OF THE CITY OF  
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ANY PURPOSE OTHER THAN THAT  
SPECIFICALLY AUTHORIZED BY THE CITY OF  
HOMWOOD IS PROHIBITED.





City of Homewood  
PC Case Map  
2510 18th St S  
RS 24-02-02  
Aerial Photo

Parcels  
Subject Property



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**RS 24-02-03**

**Form I.**  
**APPLICATION FOR SUBDIVISION PLAT APPROVAL**  
**HOMESWOOD PLANNING COMMISSION**

1. Name of Subdivision Second Presbyterian Subdivision

2. Date application filed: 12/13/2023      3. Requested hearing date: 2/6/2024

**4. Class of subdivision (as determined by Subdivision Administrator):**

Major subdivision      x Minor subdivision

5. Type of subdivision activity: \_\_\_\_\_ 6. Approval requested by this application \_\_\_\_\_

      x            **New subdivision**                                **Sketch plat**

\_\_\_\_\_ Resurvey of subdivision \_\_\_\_\_ Preliminary plat

\_\_\_\_\_ Vacation of plat \_\_\_\_\_ Construction plans

x Final plat

7. Applicant: Eric Rogers

Phone: **REDACTED** **REDACTED**

Address: 1914 13th Ave South, Birmingham, AL 35205

8. Owner: Second Presbyterian Church

Phone: \_\_\_\_\_

Address: 1300 Columbiana Rd., Birmingham, AL 35216

9. Attorney or authorized agent: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

10. Engineer: Bob Easley, Alabama Engineering Co., Inc.

Phone: (205) 803-2161 x 111

Address: 1214 Alford Ave, Hoover, AL 35226

11. Surveyor: Bob Easley, Alabama Engineering Co., Inc.

Phone: (205) 803-2161 x 111

Address: 1214 Alford Ave, Hoover, AL 35226

12. Subdivision location: 1300 Columbiana Rd, Homewood, AL 35216

13. Tax map parcel number(s): 29 00 24 3 008 001.000, 29 00 24 3 008 002.000

14. Acreage: 3.73                      15. Number of lots: 2

16. Zoning: I-2 17. Proposed land use: Church & office

18. Development plan required? \_\_\_\_\_ 19. Construction plans required? \_\_\_\_\_

20. Check all submissions with this application:  
(Items marked \* required for major subdivision only)

<b><u>Sketch Plat</u></b>	<b><u>Preliminary Plat*</u></b>	<b><u>Construction Plan*</u></b>	<b><u>Final Plat</u></b>
<input type="checkbox"/> checklist	<input type="checkbox"/> checklist	<input type="checkbox"/> checklist	<input type="checkbox"/> checklist
<input type="checkbox"/> 3 copies of plat	<input type="checkbox"/> application fee	<input type="checkbox"/> bonds and assurances	<input type="checkbox"/> application fee
	<input type="checkbox"/> original plat	<input type="checkbox"/> original plans	<input type="checkbox"/> original plat
	<input type="checkbox"/> 3 copies of plat	<input type="checkbox"/> 3 copies of plans	<input type="checkbox"/> 3 copies of plat
	<input type="checkbox"/> subdivision waiver request	<input type="checkbox"/> approved Preliminary Plat	<input type="checkbox"/> performance bond*
	<input type="checkbox"/> approval of Sketch Plat	<input type="checkbox"/> irrevocable offer of dedication	

Signature of applicant: \_\_\_\_\_

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

Signature of authorization by owner **REDACTED**

**For City Use Only:**

\$ 200.00 application fee received on Dec. 15, 2023 by receipt # —

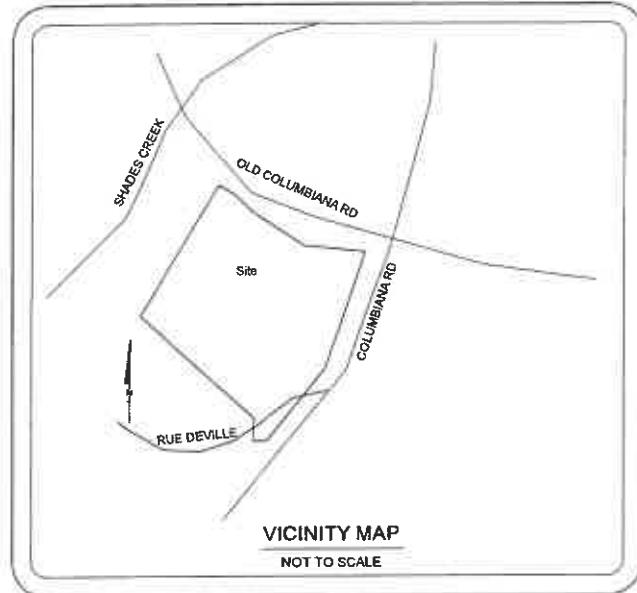
Scheduled hearing date: FEBRUARY 6, 2024

Application received by: FRED GOODWIN on DECEMBER 15, 2023

Copies transmitted for staff review on \_\_\_\_\_

Staff comments received:        Engineering        Fire Dept.        Other                     

Copies &amp; reports transmitted to Planning Commission on \_\_\_\_\_



ACKNOWLEDGED BY:

DATE  
DIRECTOR, ENVIRONMENTAL SERVICES DEPARTMENT

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in any Right of Way or Easement boundaries after this date may VOID this approval.

Final plat approved by resolution of the Homewood Planning Commission on

Approved for recording 2024.

Chairman

Secretary

Zoning Administrator

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Robert W. Easley, IV, a Registered Land Surveyor in the State of Alabama, and the undersigned as Authorized Trustees of Second Presbyterian Church, owner, do hereby certify that the foregoing map is a true and correct map of a survey made by said surveyor of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways and the number of each lot and showing the relation of the land so plotted to the original survey. Said owner also certifies that the same is not subject to any mortgage.

In witness whereof, the said Robert W. Easley, IV, Professional Land Surveyor, has set his name and seal, and the undersigned as Authorized Trustees of Second Presbyterian Church has caused these presents to be executed on its behalf, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Robert W. Easley, IV, a registered Land Surveyor in the State of Alabama hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards and Practice for Surveying in the State of Alabama to the best of my knowledge, information & belief.

FOR CITY REVIEW - DO NOT RECORD

Robert W. Easley, IV, PLS  
Alabama Reg. No. 38795

Authorized Trustee  
Second Presbyterian Church

Authorized Trustee  
Second Presbyterian Church



STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that \_\_\_\_\_ whose name is signed to the foregoing plat as an Authorized Trustee of Second Presbyterian Church, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, (s)he as such persons and with full authority executed the same voluntarily.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Notary Public My Commission Expires

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that \_\_\_\_\_ whose name is signed to the foregoing plat as an Authorized Trustee of Second Presbyterian Church, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, (s)he as such persons and with full authority executed the same voluntarily.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Notary Public My Commission Expires

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley, IV whose name is signed to the foregoing plat as surveyor, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority executed the same voluntarily.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Notary Public My Commission Expires

FINAL PLAT OF THE SUBDIVISION OF:

## SECOND PRESBYTERIAN CHURCH

A subdivision of acreage situated in the SW 1/4 of Section 24, and the SE 1/4 of Section 23, Township 18 South, Range 3 West in the City of Homewood, Jefferson County, Alabama



SCALE : 1" = 40' GRAPHIC SCALE January 29, 2024

OWNER: SECOND PRESBYTERIAN CHURCH

1300 COLUMBIANA ROAD  
HOMWOOD, ALABAMA 35216

ENGINEER/SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200  
HOOVER, ALABAMA 35226  
(205) 803-2161

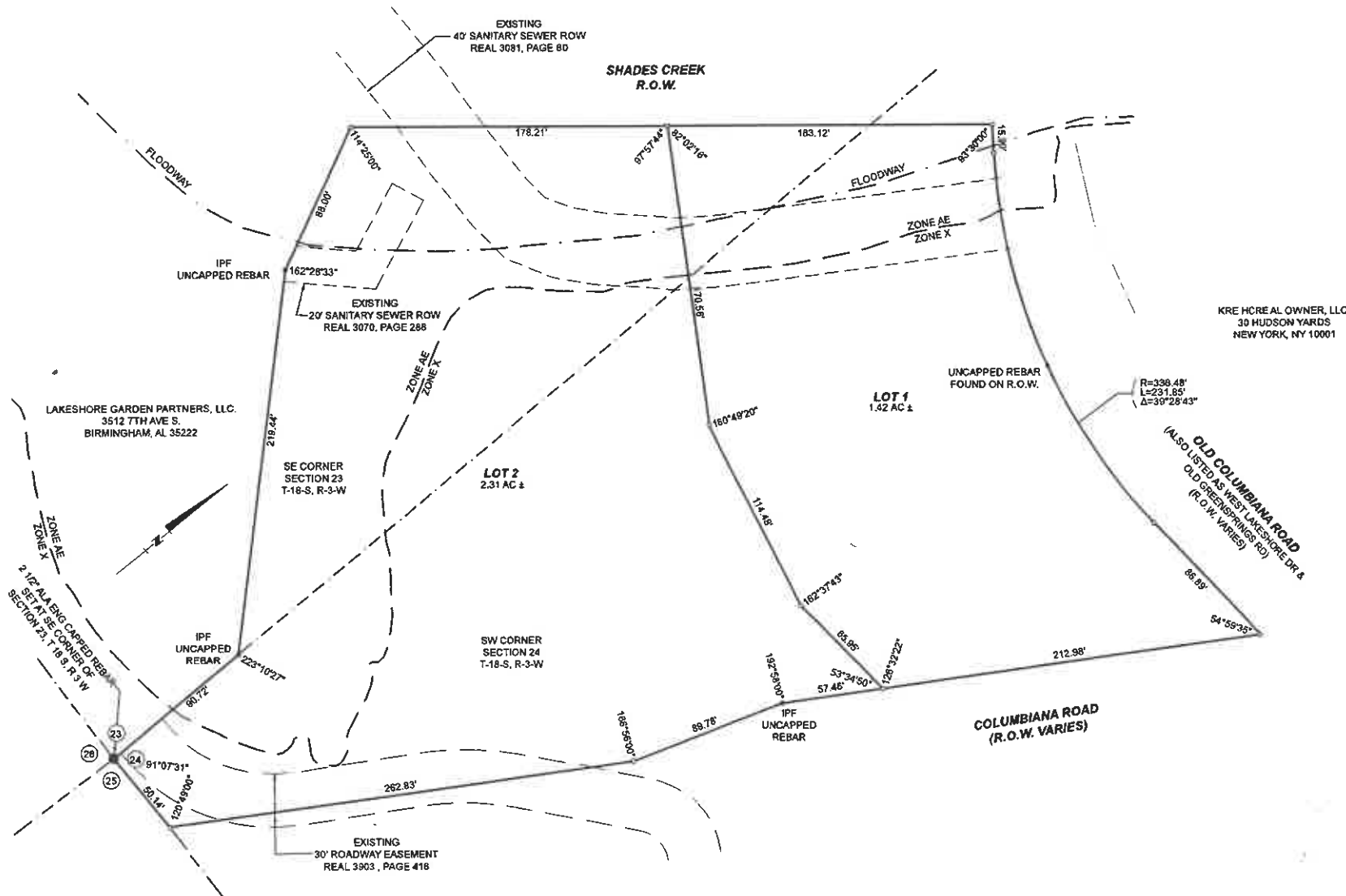
Notes:

Total area to be subdivided is 3.73 acres, more or less.

The floodway and flood zones are shown on this plat by graphic plotting of FEMA FIRM panel 01073C0554J effective 9/24/2021

No new easements or road rights-of-way are created by this map. Existing easements are shown on the plat.

The source of title for the land included in this subdivision are deeds recorded in Deed Book 6754 Page 308 and Real Volume 3533 Page 624.



LEGEND	
ROW	- RIGHT-OF-WAY
VOL.	- VOLUME
C	- CURVE
ESMT	- EASEMENT
SF	- SQUARE FEET
TAN	- TANGENT
Δ	- CENTRAL ANGLE
R	- RADIUS
L	- LENGTH
MB	- MAP BOOK
PG	- PAGE
CL	- CENTERLINE
•	- ALA-ENG CAPPED REBAR SET
•	- IRON PIN FOUND



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

---

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

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**Eric Rogers / Progressive Properties, PLLC**

for a proposed subdivision plat of land owned by:

**Second Presbyterian Church**

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

**1300 Columbiana Road**

**Parcel ID: 29-00-23-4-003-004.000, 29-00-24-3-008-001.000 & 29-00-24-3-008-002.000**

**The proposal consists of a RESURVEY**

---

**Purpose:**

**A request for approval of a Resurvey to subdivide the subject property, comprising approximately 3.73-acres, into two separate lots; one of which would continue to serve as the site of an existing church, and the second, which would serve as the site for a new, medical office building.**

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.

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**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # RS 24-02-03**

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

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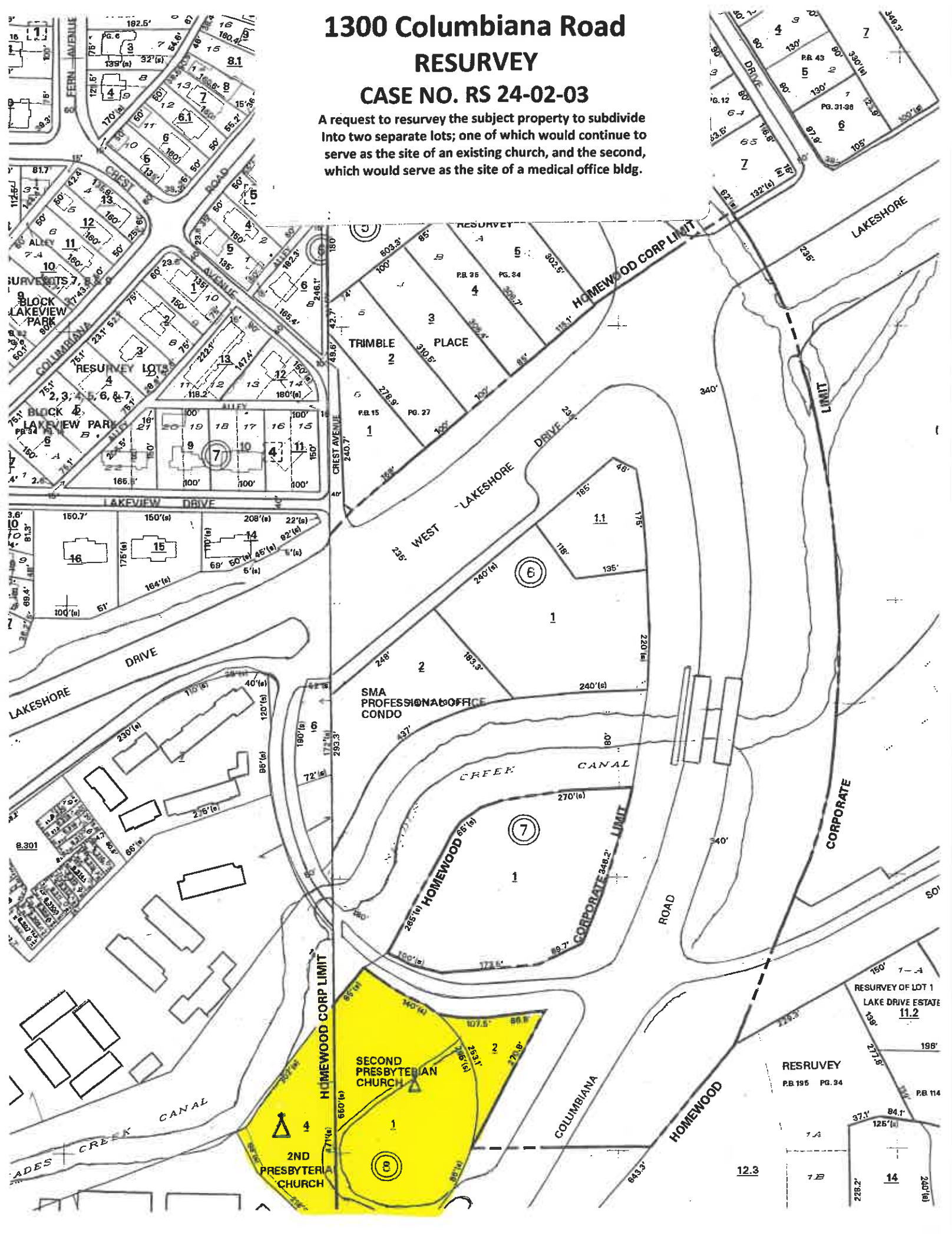
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# 1300 Columbiana Road RESURVEY

CASE NO. RS 24-02-03

A request to resurvey the subject property to subdivide into two separate lots; one of which would continue to serve as the site of an existing church, and the second, which would serve as the site of a medical office bldg.





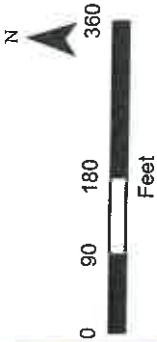
City of Homewood  
PC Case Map

1300 Columbiana Rd

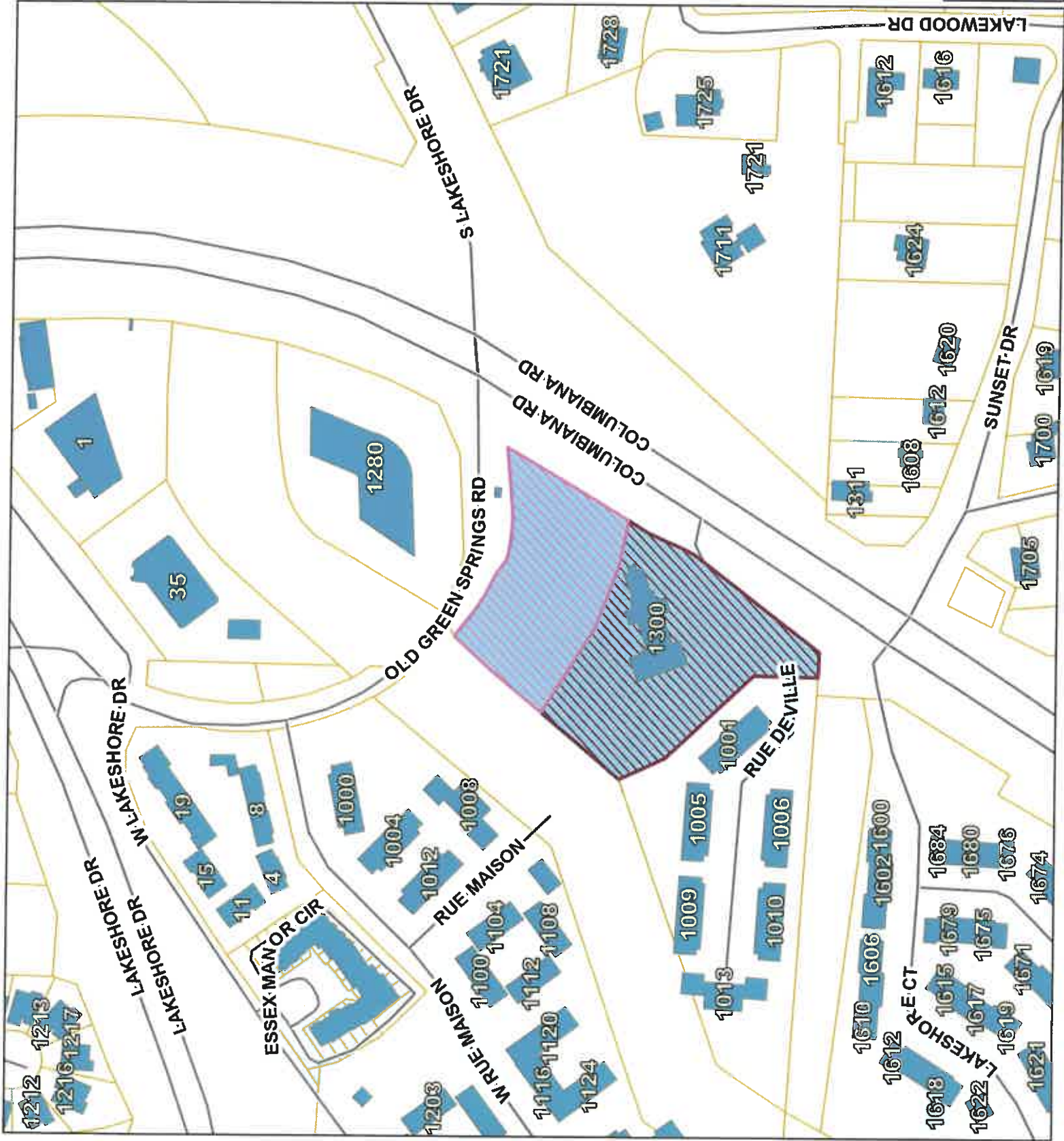
RS 24-02-03

Resurvey and  
Subdivision of Subject  
Property

- Parcels
- Proposed Lot 1
- Proposed Lot 2
- Subject Property
- Building Footprints



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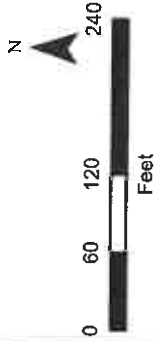
City of Homewood  
PC Case Map

1300 Columbiana Rd

RS 24-02-03  
RZ 23-10-01

Aerial Photo

- Parcels
- Church Property
- Medical Office Site



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# RZ 23-10-01

## A Reconsideration of Case # RZ 23-10-01 Previously Considered on October 3, 2023

### FORM IX. AMENDMENT TO THE ZONING ORDINANCE ("RE-ZONING") HOMEWOOD PLANNING COMMISSION

1. Date application filed: 8/9/2023 Requested hearing date: ~~10/3/2023~~ **Feb. 6, 2024**
2. Applicant: Eric Rogers  
Phone (s): (give several) Phone Number: REDACTED  
Address: 1914 13th Ave South Birmingham, AL 35205  
City State Zip
3. Owner: Second Presbyterian Church  
Phone(s): 205-942-5171-church office  
Address: 1300 Columbiana Rd Birmingham AL 35216  
City State Zip
4. Attach/give a complete legal description: See attached
5. Property location: 1300 Columbiana Rd, Birmingham, AL 35216
6. Tax Map Parcel I.D. Number(s): 29 00 23 4 003 004.000, 29 00 24 3 008 001.000, 29 00 24 3 008 002.000
7. Acreage: 3.73 Ac
8. Existing Zoning: Inst-2 Existing land use: Church
9. Proposed Zoning: C-1 **Limited to Northern Portion of Subject Property** Proposed land use: Office **Limited to Northern Portion of Subject Property**
10. Check all required submissions with this application:
- ☒ Application fee
- ☒ Reason for the request
- ☒ Legal description of the subject property
- ☒ Availability of required utilities
- ☒ Site plan or preliminary development plan (as required)
- ☐ Proffer of rezoning conditions (if any)

REDACTED

Signature of Applicant: \_\_\_\_\_  
Signature of authorization by Ow \_\_\_\_\_ **REDACTED** (SECOND PRESBYTERIAN CHURCH)

=====

FOR CITY USE ONLY

\$ 250.00 application fee received on 8/9/23 by Receipt # \_\_\_\_\_

Application received by: FRED GUDWIN on AUGUST 9, 2023

**LEGAL DESCRIPTION**

**1300 Columbiana Road**

**Reconsideration of PC Case # RZ 23-10-01**

**February 2024**

**Proposed rezoning of the following property from I-2, Institutional District to a  
C-1, Office Building District zoning classification**

Proposed Lot 1 according to the unrecorded plat of Second Presbyterian Church

A tract of land situated in the Southwest ¼ of the Southwest ¼ of Section 24, Township 18 South, Range 3 West and the Southeast ¼ of the Southeast ¼ of Section 23, Township 18 South, Range 3 West being more particularly described as follows:

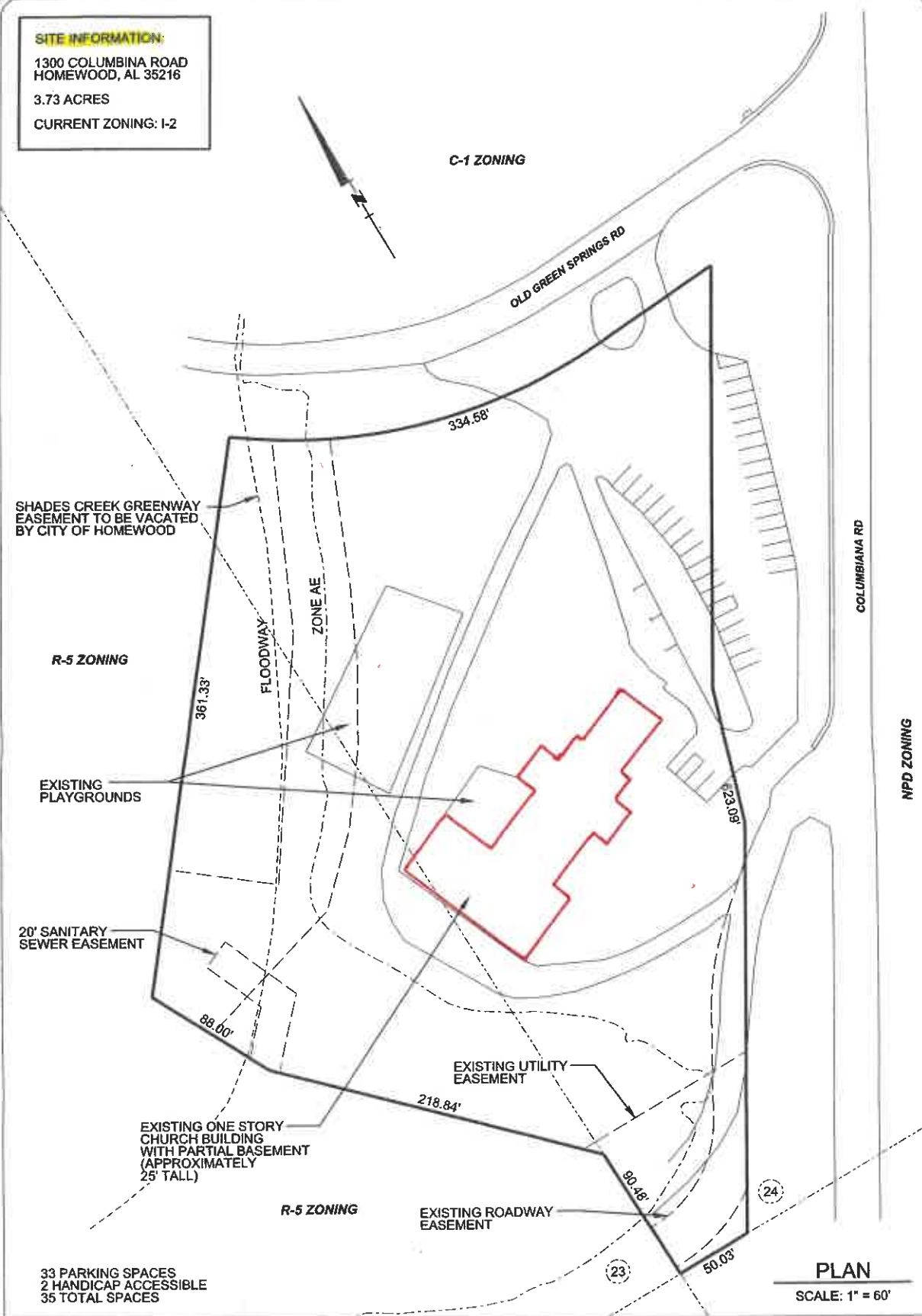
Commence at the Southwest corner of Section 24, Township 18 South, Range 3 West and run in a Northerly direction along the West line of said section a distance of 90.72 feet; thence turn a deflection angle of 43 degrees 10 minutes 27 seconds to the left and run in a Northwesterly direction for a distance of 219.44 feet; thence turn a deflection angle of 17 degrees 31 minutes 27 seconds to the right and run in a Northwesterly direction for a distance of 88.00 feet; thence turn a deflection angle of 65 degrees 35 minutes to the right in a Northeasterly direction for a distance of 178.21 feet to the POINT OF BEGINNING of proposed Lot 1, thence continue along the last described course for a distance of 183.12 feet to a point on the Southwesterly right-of-way of Old Columbiana Road; thence turn an interior angle of 93 degrees 30 minutes to the left in a Southeasterly direction and along said Southwesterly right-of-way for a distance of 15.90 feet to the P. C. (point of curvature) of a curve to the left; said curve having a radius of 336.48 feet and a central angle of 39 degrees 28 minutes 43 seconds; thence run along the arc of said curve, and along said Southwesterly right-of-way for a distance of 231.85 feet to the P. T. (point of tangency) of said curve; thence run tangent from said curve, in an Easterly direction, for a distance of 86.89 feet to the Northwest right of way line of Columbiana Road; thence turn an interior angle of 54 degrees 59 minutes 35 seconds to the left and run in a Southwesterly direction along said right of way line for a distance of 212.98 feet; thence, leaving said right-of-way, turn an interior angle of 126 degrees 32 minutes 22 seconds to the left and run in a Westerly direction for a distance of 65.95 feet; thence turn an interior angle of 162 degrees 37 minutes 43 seconds to the left and run in a Northwesterly direction for a distance of 114.48 feet; thence turn an interior angle of 160 degrees 49 minutes 20 seconds to the left and run in a Northwesterly direction for a distance of 170.56 feet to the POINT OF BEGINNING.

Said parcel containing 1.42 acres, more or less.



**SITE INFORMATION:**

1300 COLUMBINA ROAD  
HOMEWOOD, AL 35216  
3.73 ACRES  
CURRENT ZONING: I-2



Alabama Engineering Company, Inc.

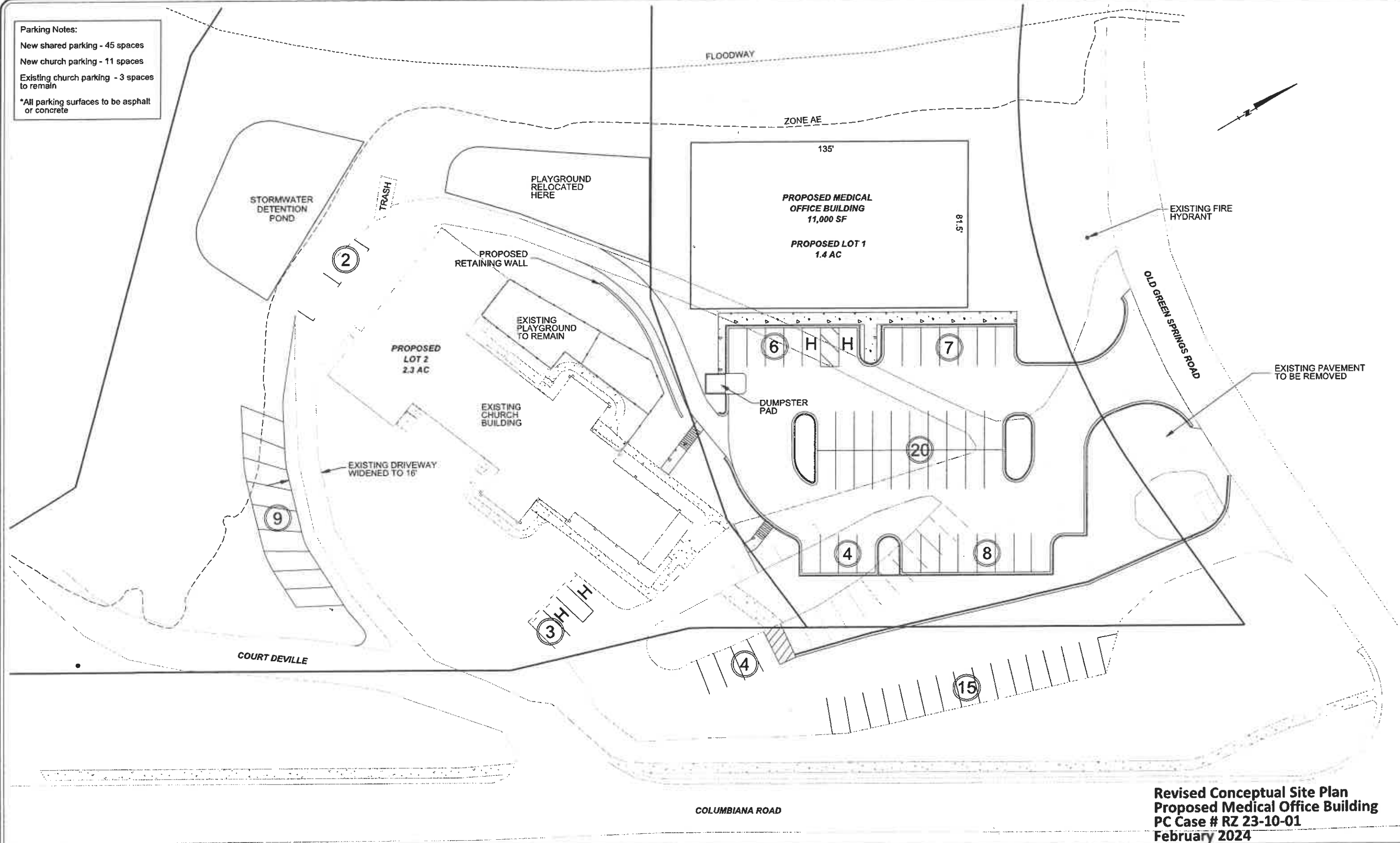
1214 Alford Avenue  
Hoover, Alabama 35226  
Phone (205) 803-2161  
Fax (205) 803-2162

1300 Columbiana Road  
Homewood, AL 35216

8/9/2023



**Parking Notes:**  
 New shared parking - 45 spaces  
 New church parking - 11 spaces  
 Existing church parking - 3 spaces to remain  
 \*All parking surfaces to be asphalt or concrete



**Revised Conceptual Site Plan  
 Proposed Medical Office Building  
 PC Case # RZ 23-10-01  
 February 2024**

No.	Date	By	Checked

<b>Alabama Engineering Company, Inc.</b> 1214 Alford Avenue, Suite 200 Hoover, Alabama 35226 Phone (205) 803-2161 Fax (205) 803-2162	Not valid for construction unless signed in this block  Robert W. Easley, IV, PE Date	Site Plan Exhibit  Second Presbyterian Church 1300 Columbiana Road Homewood, Alabama	Scale 1" = 20' Drawn by DD Checked RWE File Name site plan.dgn	Date 1/29/2024 Sheet No. 1 Sequence No. 1 of 1

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

Cale Smith, PE, Director

Patrick McClusky, Mayor

---

**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 (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, beginning at **6:00 P.M., on Tuesday, February 6, 2024**. 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:

**Eric Rogers / Progressive Properties, PLLC**

for a proposed subdivision plat of land owned by:

**Second Presbyterian Church**

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

**1300 Columbiana Road**

**Parcels: 29-00-23-4-003-004.000, 29-00-24-3-008-001.000 & 29-00-24-3-008-002.000**

**The proposal consists of a RE-ZONE**

---

**Purpose:**

A request to rezone only the northern portion of the subject property, comprising 1.42 acres, from I-2, Institutional District to a C-1, Office Building District zoning classification to permit the construction of a single-story medical office building; said proposal being an amendment of an earlier proposal to rezone the entire site and which now excludes the southern portion of the subject property, comprising 2.31 acres, presently occupied by the Second Presbyterian Church which shall remain zoned I-2, Institutional District. *(Note: The requested change in zoning is being done in conjunction with a proposal to resurvey and subdivide the overall site into two separate lots -- see Case # RS 24-02-03 ).*

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 one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before January 29, 2024, 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 23-10-01**

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 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.

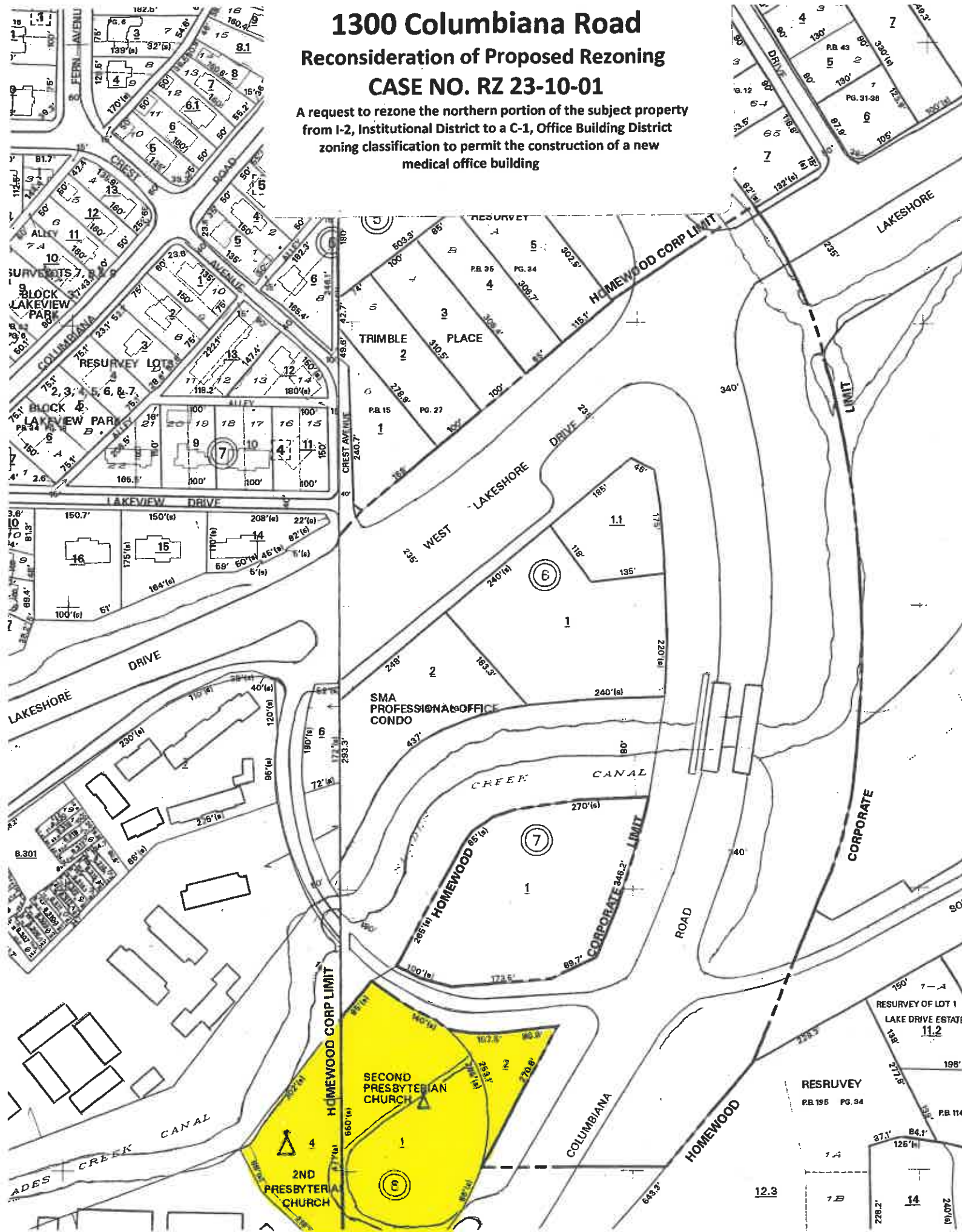


# 1300 Columbiana Road

## Reconsideration of Proposed Rezoning

### CASE NO. RZ 23-10-01

A request to rezone the northern portion of the subject property from I-2, Institutional District to a C-1, Office Building District zoning classification to permit the construction of a new medical office building





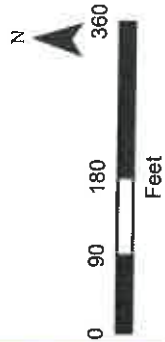
City of Homewood  
PC Case Map

1300 Columbiana Rd

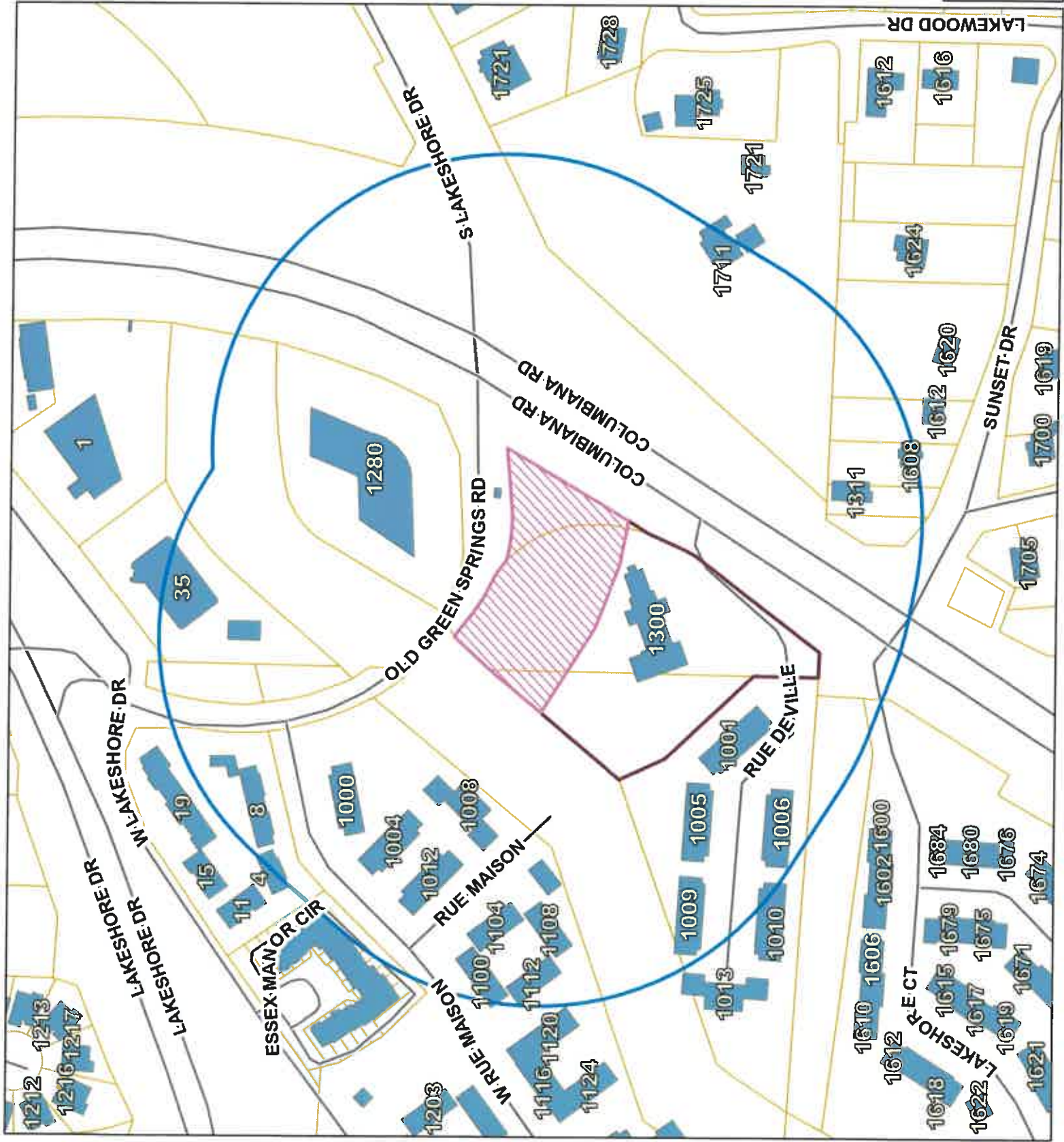
RS 24-02-03  
RZ 23-10-01

Vicinity Map

- Parcels
- Church Property
- Property to Rezone
- Building Footprints
- 500 Ft Radius



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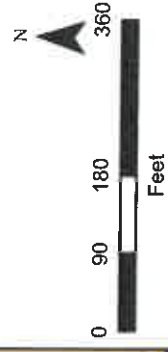
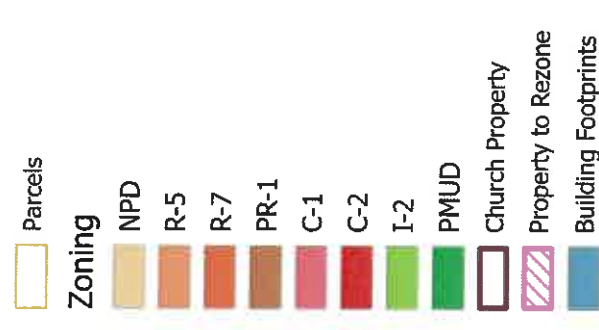


**City of Homewood  
PC Case Map**

1300 Columbian Rd

RS 24-02-03  
RZ 23-10-01

## Zoning Map



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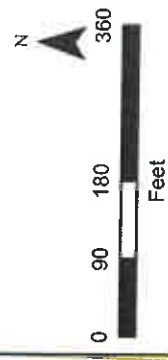
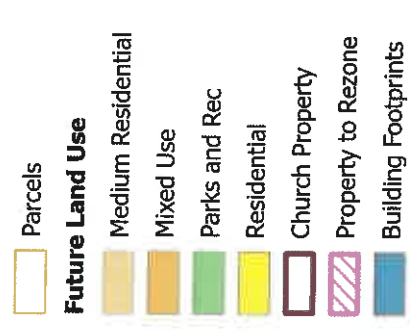


**City of Homewood  
PC Case Map**

1300 Columbian Rd

RS 24-02-03  
RZ 23-10-01

## Master Plan Land Use Map



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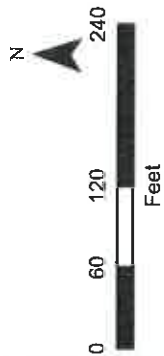
City of Homewood  
PC Case Map

1300 Columbiana Rd

RS 24-02-03  
RZ 23-10-01

Aerial Photo

- Parcels
- Church Property
- Medical Office Site



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