

**Homewood Planning Commission
Agenda
Tuesday, March 5, 2024, 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.

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 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, Chairman
Winslow Armstead, Vice Chairman
Jennifer Andress
Brandon Broadhead
Patrick Harwell

Gusty Gulas
Giani Respinto
Paige Willcutt
Erik Henninger

Order of Business

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes - February 6, 2024 Meeting
- IV. Communications / Reports from Chairman & Vice Chairman
- V. Old Business – None
- VI. New Business
 1. Case # RS 24-03-01: 3030 Independence Drive, 3008 Drake Street, 1909 Oxmoor Road, & 1906 Courtney Drive, Parcel ID: 28-00-07-3-031-001.000, 28-00-07-3-032-025.000, 28-00-07-3-032-001.000, & 28-00-07-3-032-023.000, Applicant: Schoel Engineering Company, Owners: McConnell, White & Terry Realty and Insurance Company : Purpose: A request for approval of a Resurvey to combine 5 lots, acreage, as well as the vacated portions of Drake Street and two adjacent alley rights-

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.

of-way into a single lot, comprising 3.2 acres, intended to facilitate the development of a new, Piggly Wiggly grocery store and related site improvements.

2. Case # AD 24-03-02: 800 Lakeshore Drive (Site Address: 849 Montague Drive), Parcel ID: 28-00-18-3-001-009.003, Applicant: Landmark Development Company / Owner: Samford University Purpose: A request for approval of an amendment to the Final Development Plan for Samford University to permit the proposed construction of a new, three - story addition to the existing North Parking Deck that would expand the current structure and add an additional 550 parking spaces as a means to accommodate the University's on-campus parking needs.

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 IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 3030 Independence Dr, 1909 Oxmoor Rd, 3008 Drake St, 1906 Courtney Dr
 Date application filed: 6/7/23 Vacant lot(s)? NO
 Subdivision location: SE 1/4 of the SW 1/4 Section 7, 18S, 2W
 Tax map Parcel I.D. Number(s): 28-00-07-3-032-023.000, 28-00-07-3-032-025.002, 28-00-07-3-032-001.000, 28-00-07-3-031-001.000
 Acreage: 3.211 Number of proposed lots: 1
 Current Zoning: C-2, Neighborhood Shopping District Proposed land use: COMMERCIAL

Activity requested by applicant: (please check as applicable)

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

Combine Property: Combining 6 existing lots and vacated ROW Other: Vacate Alley & Drake St

Applicant: Schoel Engineering Company Owner: McConnell White & Terry Realty And Insurance Company

Phone: 205-313-1152 Phone: 205-870-0400

Address: 1001 22nd Street South Address: 2925 Cahaba Road

Birmingham, AL 35205 Mountain Brook, AL 35223
 City, State Zip City State Zip

REDACTED REDACTED

Signature of Applicant Signature of Owner

Registered Land Surveyor: Mark W. Clark/Schoel Engineering Company

Phone: 205-313-1140

Address: 1001 22nd Street South

Birmingham, AL 35205
 City State Zip

REDACTED

FOR CITY USE ONLY

Application received by: FRED GOODWIN on JUNE 7, 2023

\$ 200.00 Application fee* received on 6/7/2023 by receipt # —

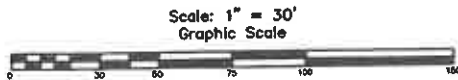
Application reviewed by Subdivision Administrator on _____

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



OXMOOR ROAD
RIGHT-OF-WAY VARIES



VICINITY MAP
(NTS)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama and McConnell White & Terry Realty and Insurance Company, 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 of the interest of said Owner that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as PIGGLY WIGGLY REDEVELOPMENT SURVEY, showing the subdivisions into which it is proposed to divide said lands, giving the length and angle of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to Resurvey of Lots 1, 2 and 3, Block 2 of Ruthamy Place as recorded in Map Book 214, Page 70, Lot 1-A, Riddle Resurvey as recorded in Map Book 190, Page 41, Resurvey of Lots 1, 2 and 3, Block 3, Ruthamy Place as recorded in Map Book 83, Page 50, and Patrick Shannon's Addition to Ruthamy Place as recorded in Map Book 14, Page 15, all recorded in the office of the Judge of Probate of Jefferson County, Alabama and being situated in the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 18 South, Range 2 West, Jefferson County, Alabama and that iron pins or other appropriate monumentation have been installed at all lot corners for reference points to lot corners and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described herein, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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 to the best of my knowledge, information, and belief, said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

SCHOL ENGINEERING COMPANY, INC.



Mark W. Clark, Alabama License No. 19251

McConnell White & Terry Realty and Insurance Company, Owner

By: _____
Its: _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, Nathaniel Ryan Forester, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, whose name is signed to the foregoing certificate as Surveyor, 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 Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2024.

Notary Public
My Commission Expires: _____



STATE OF _____
COUNTY _____

I, _____ as Notary Public in and for said County and State, do hereby certify that _____ whose name as _____ of McConnell White & Terry Realty and Insurance Company, LLC, Owner, is signed to the foregoing certificate, 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 OFFICIAL SEAL, this the _____ day of _____, 2024.

Notary Public
My Commission Expires: _____

Final Plat approved by the Homewood Planning Commission on _____

APPROVED FOR RECORDING:

By: _____
Chairman, Homewood Planning Commission

By: _____
Secretary, Homewood Planning Commission

By: _____
Homewood Zoning Administrator

DIRECTOR OF ENVIRONMENTAL SERVICES DATE
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 Right of Way or Easement boundaries after this date may void this approval.

NOTES

- This property is not located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 556 of 755, Map Number 0107300556J dated September 24, 2021, as published by the Federal Emergency Management Agency.
- The purpose of this survey is to resurvey five existing lots, acreage, vacated Drake Street and vacated alleys into one lot.
- The total area to be resurveyed is 3.211 acres.

PLANNING COMMISSION CASE NO. RS 24-03-01

INDEPENDENCE DRIVE
(U.S. HIGHWAY 31)
(RIGHT-OF-WAY VARIES)



OWNER:
MCCONNELL WHITE & TERRY
REALTY AND INSURANCE COMPANY
2925 CAHABA ROAD
MOUNTAIN BROOK, ALABAMA 35223
(205) 870-0400

PIGGLY WIGGLY REDEVELOPMENT SURVEY

BING A RESURVEY OF LOT 1-A, RESURVEY OF LOTS 1, 2 AND 3, BLOCK 2 OF RUTHAMY PLACE (MAP BOOK 214, PAGE 70), LOT 1-A, RIDDLE RESURVEY (MAP BOOK 190, PAGE 41), LOT 1-A, RESURVEY OF LOTS 1, 2 AND 3, BLOCK 3, RUTHAMY PLACE (MAP BOOK 83, PAGE 50), LOTS 3 & 4, PATRICK SHANNON'S ADDITION TO RUTHAMY PLACE (MAP BOOK 14, PAGE 15), ACREAGE, VACATED DRAKE STREET AND VACATED ALLEYS

SITUATED IN THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

REVISIONS:

NO.	DATE	DESCRIPTION

FINAL PLAT

DATE: FEBRUARY 2024
DRAWN BY: JWH
CHECKED BY: SDS & MWC
FIELD BOOK: #3304
FIELD CREW: ACM
FILE NAME: 23018_Final Plat.dwg
G:\23018\Survey\Final Plat

ZONED: C-2

**Centerline of 20' Sanitary
Sewer Easement
Dedicated by this plat.**

ZONED: C-2

Alley Right-of-Way Voted by Resolution 23-181, and Declaration of Vacation recorded in Instrument No. (Subject to conditions and reservations for the benefit of owners and operators of public utilities and installations.)

180° 27' 58"

LOT 4

**Centerline of 20' Sanitary
Sewer Easement**
Dedicated by this plat.

- Alley Right-of-Way Vacated by Resolution 23-18(and Declaration of Vacation recorded in Instrument No. (Subject to conditions and reservations for the benefit of owners and operators of public utilities and installations) -

OF RUTHAM
Book 214, Page
ZONED: C-2

ZONED: C-2

ZONED: C-2

Found Cross

190.661

90-09128"

LOT A

LOT C

Piggly Wiggly Redevelopment Resurvey

(3030 Independence Drive, 3008 Drake Street,
1909 Oxmoor Road, & 1906 Courtney Drive)

Case # RS 24-03-01

LEGAL DESCRIPTION

Lot 1-A, Resurvey of Lots 1, 2 and 3, Block 2 of Ruthamy's Place as recorded in Map Book 214, Page 70, Lot 1-A, Riddle Resurvey as recorded in Map Book 190, Page 41, Lot A, Resurvey of Lots 1, 2 and 3, Block 3, Ruthamy Place as recorded in Map Book 63, Page 50, Lots 3 & 4, Patrick Shannon's Addition to Ruthamy Place as recorded in Map Book 14, Page 15, all in the Probate Office of Jefferson County, Alabama, and vacated Drake street and vacated alleys, being more particularly described as follows:

Begin at a found nail being the Southeast corner of the aforementioned Lot A, Resurvey of Lots 1, 2 and 3, Block 3, Ruthamy Place, said point also being the point of intersection of the Westerly right-of-way line of Independence Drive (U.S. Highway 31) and the Northerly right-of-way line of Courtney Drive; thence in a Westerly direction along the Northerly right-of-way line of Courtney Drive a distance of 151.90 feet to a found cross; thence turn an interior angle to the left of 205°28'56" along the Northwesterly right-of-way line of Courtney Drive a distance of 199.08 feet to a found Weygand capped rebar, being the Southeast corner of Lot 4 Ruthamy Place, as recorded in Map Book 14, Page 9 in the Probate Office of Jefferson County, Alabama; thence turn an interior angle to the left of 90°09'28" along the Northeasterly line of said Lot 4 a distance of 97.09 feet to a found 5/8" rebar, being the Northeast corner of said Lot 4 and lying on the Southeasterly right-of-way line of Cook Street; thence turn an interior angle to the left of 93°35'46" along the Southeasterly right-of-way line of Cook Street a distance of 3.62 feet to a found GSA capped rebar; thence turn an interior angle to the left of 238°27'30" along the Easterly right-of-way line of Cook Street a distance of 328.57 feet to a set Schoel capped rebar (CA#003) being the point of intersection of the Easterly right-of-way line of Cook Street and the Southerly right-of-way line of Oxmoor Road; thence turn an interior angle to the left of 105°04'44" along the Southerly right-of-way line of Oxmoor Road a distance of 162.86 to a set nail; thence turn an interior angle to the left of 153°43'21" along the Southerly right-of-way line of Oxmoor Road a distance of 31.09 feet to a found nail; thence turn an interior angle to the left of 212°28'12" along the Southerly right-of-way line of Oxmoor Road a distance of 25.51 feet to a found nail; thence turn an interior angle to the left of 151°00' along the Southerly right-of-way line of Oxmoor Road a distance of 24.00 feet to a found nail; thence turn an interior angle to the left of 207°30' along the Southerly right-of-way line of Oxmoor Road a distance of 51.30 feet to a set nail; thence turn an interior angle to the left of 161°39' along the Southerly right-of-way line of Oxmoor Road a distance of 21.00 feet to a found nail; thence turn an interior angle to the left of 149°36' along the Southerly right-of-way line of Oxmoor Road a distance of 55.35 feet to a found nail being the point of intersection of the Southerly right-of-way line of Oxmoor Road and the Westerly right-of-way line of Independence Drive (U.S. Highway 31); thence turn an interior angle to the left of 121°48'54" along the Westerly right-of-way line of Independence Drive (U.S. Highway 31) a distance of 351.28 feet to the Point of Beginning.

Containing 139,856 square feet or 3.211 acres.

RESOLUTION NO. 23- 181

**RESOLUTION CONSENTING TO THE VACATION OF
DRAKE STREET AND THE ADJACENT ALLEY RIGHTS-OF-
WAY IN THE CITY OF HOMEWOOD, ALABAMA, AS
DESCRIBED HEREIN**

WHEREAS, McConnell White & Terry Realty & Insurance Company, Inc. ("Petitioner"), as the owner of lands abutting Drake Street and the adjacent alley rights-of-way described hereinbelow in the City of Homewood, Alabama, has petitioned the City Council of the City of Homewood to vacate and divest out of the public and into McConnell White & Terry Realty & Insurance Company, Inc. Drake Street and the adjacent alley rights-of-way as described herein, pursuant to the provisions of Ala. Code § 23-4-20 (1975). Drake Street and the adjacent alley rights-of-way to be vacated are more particularly described as follows:

Drake Street situated in the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 18 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Lot A, Resurvey of Lots 1, 2 and 3, Ruthamy Place as recorded in Map Book 63, Page 50 in the Office of the Judge of Probate of Jefferson County, Alabama, said point being the point of intersection of the Northwestern right-of-way line of Courtney Drive and the Easterly right-of-way line of Drake Street; thence in a Northerly direction along the Westerly line of said Lot A and its extension a distance of 364.46 feet to a point on the Southerly right-of-way line of Oxmoor Road; thence 75°05'27" to the left in a Northwestern direction along the Southerly right-of-way line of Oxmoor Road a distance of 31.09 feet to the Northeast corner of Lot 1-A, Riddle Resurvey, as recorded in Map Book 190, Page 41 in the Office of the Judge of Probate of Jefferson County, Alabama; thence 104°50'56" to the left in a Southerly direction along the Easterly line of said Lot 1-A, along the Easterly line of Lot 3 and Lot 4, Patrick Shannon's Addition to Ruthamy Place, as recorded in Map Book 14, Page 15 in the Office of the Judge of Probate of Jefferson County, Alabama, and along the Easterly line of Lot 1-A, Resurvey of Lots 1, 2 and 3, Block 2 of Ruthamy's Place, as recorded in Map Book 214, Page 70 in the Office of the Judge of Probate of Jefferson County, Alabama a distance of 386.04 feet to the Southeast corner of said Lot 1-A, said point lying on the Northwestern right-of-way line of Courtney Drive; thence 114°05'57" to the left in a Northeasterly direction along the Northwestern right-of-way line of Courtney Drive a distance of 33.34 feet to the Point of Beginning.

AND

An Alley situated in the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 18 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of Lot 1-A, Resurvey of Lots 1, 2 and 3, Block 2 of Ruthamy's Place, as recorded in Map Book 214, Page 70 in the Office of the Judge of Probate of Jefferson County, Alabama; thence in a Southwesterly direction along the Northwest line of said Lot 1-A a distance of 191.19 feet to the Northwest corner of said Lot 1-A, said point lying on the Easterly right-of-way line of Cook Street; thence $115^{\circ}14'04''$ to the right in a Northerly direction along the Easterly right-of-way line of Cook Street a distance of 19.56 feet to the Southwest corner of Lot 1-A, Riddle Resurvey, as recorded in Map Book 190, Page 41 in the Office of the Judge of Probate of Jefferson County, Alabama; thence $64^{\circ}43'20''$ to the right in a Northeasterly direction along the Southeasterly line of said Lot 1-A and along the Southeasterly line of Lot 4, Patrick Shannon's Addition to Ruthamy Place, as recorded in Map Book 14, Page 15 in the Office of the Judge of Probate of Jefferson County, Alabama a distance of 189.91 feet to the Southeast corner of said Lot 4, said point lying on the Westerly right-of-way line of Drake Street; thence $111^{\circ}37'39''$ to the right in a Southerly direction along the Westerly right-of-way line of Drake Street a distance of 19.18 feet to the Point of Beginning.

AND

A 10-foot-wide Alley situated in the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 18 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Lot 4, Patrick Shannon's Addition to Ruthamy Place, as recorded in Map Book 14, Page 15 in the Office of the Judge of Probate of Jefferson County, Alabama and run in a Northerly direction along the Westerly line of said Lot 4, and Lot 3 of Patrick Shannon's Addition to Ruthamy Place a distance of 118.18 feet to the Northwest corner of said Lot 3; thence $79^{\circ}07'00''$ to the right in a Northeasterly direction along the Northwestern line of said Lot 3 a distance of 109.68 feet to the Northeast corner of said Lot 3, said point lying on the Westerly right-of-way line of Drake Street; thence $82^{\circ}34'03''$ to the left in a Northerly direction along the Westerly right-of-way line of Drake Street a distance of 10.03 feet to the Southeast corner of Lot 1-A, Riddle Resurvey, as recorded in Map Book 190, Page 41 in the Office of the Judge of Probate of Jefferson County, Alabama; thence $97^{\circ}26'27''$ to the left in a Southwesterly direction along the Southeasterly line of said Lot 1-A a distance of 119.31 feet to a corner of said Lot 1-A; thence $79^{\circ}06'29''$ to the left in a Southerly direction along the Easterly line of said Lot 1-A a distance of 131.10 feet to a corner of said Lot 1-A; thence $115^{\circ}15'22''$ to the left in a Northeasterly direction a distance of 11.13 feet to the Point of Beginning.

WHEREAS, the City of Homewood, Alabama, has caused the Notice of Public Hearing for the Vacation of Drake Street and the Adjacent Alley Rights-of-Way in the City of Homewood, Alabama, to be published in the Alabama Messenger on November 8, November 15, November 22, and November 29, 2023, in conformance with the requirements of Ala. Code § 23-4-20 (1975); and

WHEREAS, the Petitioner is the owner of all lands abutting Drake Street and the adjacent alley rights-of-way described herein in the City of Homewood, Alabama, which the Petitioner has requested to be vacated; and

WHEREAS, the Petitioner has also requested that the City of Homewood, Alabama, quitclaim deed to Petitioner all the right, title and interest, if any, which the City of Homewood, Alabama, has in Drake Street and the adjacent alley rights-of-way in the City described herein, which the Petitioner has requested to be vacated; and

WHEREAS, it appears to the City Council of the City of Homewood, Alabama, that the vacation of Drake Street and the adjacent alley rights-of-way in the City described herein is in the public interest and that said vacation will not deprive other property owners of their rights, as they may have, to convenient and reasonable means of ingress to and from their properties; and

WHEREAS, the City Council does determine, by the adoption of this Resolution, that the vacation of the property herein described will not adversely affect the interest of the public in any way and that the assent of the City Council be and the same is hereby given to the vacation, as evidenced by the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Homewood, Alabama, that the vacation of Drake Street and the adjacent alley rights-of-way in the City as described herein is assented to and approved and same is hereby vacated pursuant to the provisions of Ala. Code §§ 23-4-2 and 23-4-20 (1975); and

BE IT RESOLVED FURTHER, that this Resolution, after passage by the City Council, shall be filed in the Probate County of Jefferson County, Alabama; and

BE IT RESOLVED FURTHER, by the City Council of the City of Homewood, Alabama, that the City of Homewood is authorized and directed to quitclaim and convey to the Petitioner all right, title and interest, if any, held by the City of Homewood, Alabama, in Drake Street and the adjacent alley rights-of-way in the City as described herein and vacated pursuant to this Resolution; and

BE IT RESOLVED FURTHER, by the City Council of the City of Homewood, Alabama, that the Mayor of the City of Homewood, Alabama, be and hereby is authorized and directed to execute and deliver to the Petitioner a quitclaim deed, in such form as approved by the City Attorney, quitclaiming to the Petitioner all right, title and interest, if any, of the City of Homewood, Alabama, in Drake Street and the adjacent alley rights-of-way in the City as described herein and vacated pursuant to this Resolution; and

BE IT RESOLVED FURTHER, that this Resolution shall be effective immediately upon its adoption by the City Council, approval by the Mayor, or as otherwise becoming law.

ADOPTED this the 11 day of December, 2023.



President of Council

APPROVED:


Mayor

ATTEST:


City Clerk

Published in the Alabama Messenger on _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Melody Salter, City Clerk of the City of Homewood, Alabama, do hereby certify that the above is a true, correct and exact copy of the Resolution duly and legally adopted by the of the City of Homewood, Alabama, at a meeting thereof on the 11 day of December, 2023, as taken from the minutes of said meeting.

Witness my hand and official seal on this the 11 day of December, 2023.



Melody Salter, City Clerk
City of Homewood, Alabama



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 & 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 (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, March 5, 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:

Schoel Engineering Company

for a proposed subdivision plat of land owned by:

McConnell White & Terry Realty and Insurance Company

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

3030 Independence Drive, 3008 Drake Street, 1909 Oxmoor Road & 1906 Courtney Drive

Parcels: 28-00-07-3-031-001.000, 28-00-07-3-032-025.000, 28-00-07-3-032-001.000 , & 28-00-07-3-032-023.000

The proposal consists of a Resurvey

Purpose:

A request for approval of a Resurvey to combine 5 lots, acreage, as well as the vacated portions of Drake Street and two adjacent alley rights-of-way into a single lot, comprising 3.2 acres, intended to facilitate the development of a new, Piggly Wiggly grocery store and related site 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 February 26, 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.



Fred Goodwin, Planner
Engineering & Zoning Department
PC CASE # RS 24-03-01

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.

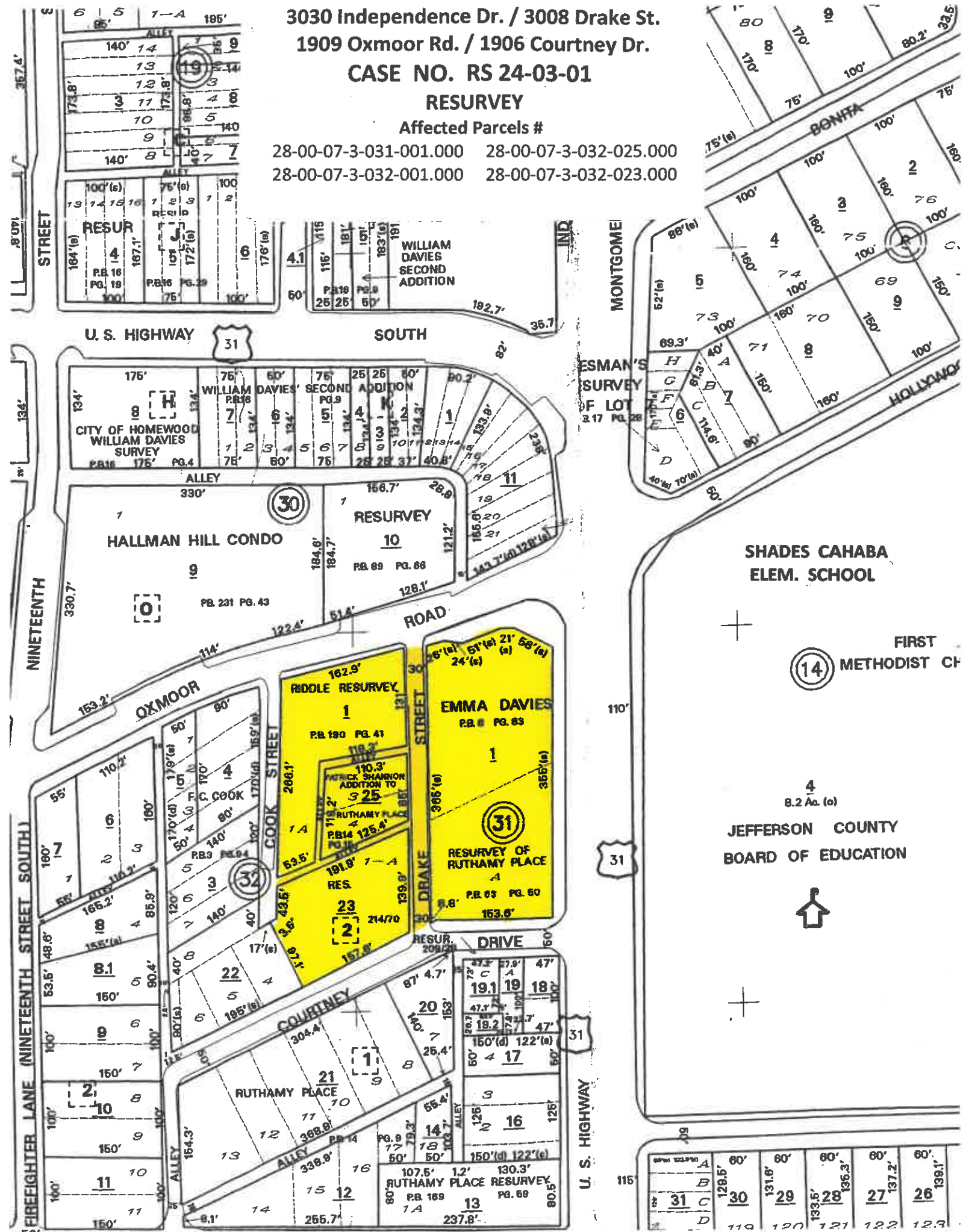
If you would like to view the live stream for this meeting, you will find the "Live Stream" link on our website (www.cityofhomewood.com) on the home page, or you can connect directly via: www.cityofhomewood.com/live-stream.

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. 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) by clicking on the "Upcoming Meetings/Planning Commission" tab approximately one week before the scheduled meeting.

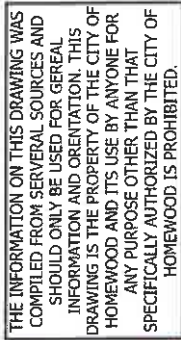
The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. While members of the public may attend and observe the work session, questions and/or comments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

28-00-07-3-032-001.000 28-00-07-3-032-023.000



Vicinity Map

Building Footprints



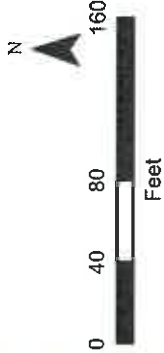
City of Homewood
PC Case Map

3030 Independence Dr.
1909 Oxmoor Rd.
3008 Drake Street
1906 Courtney Dr.

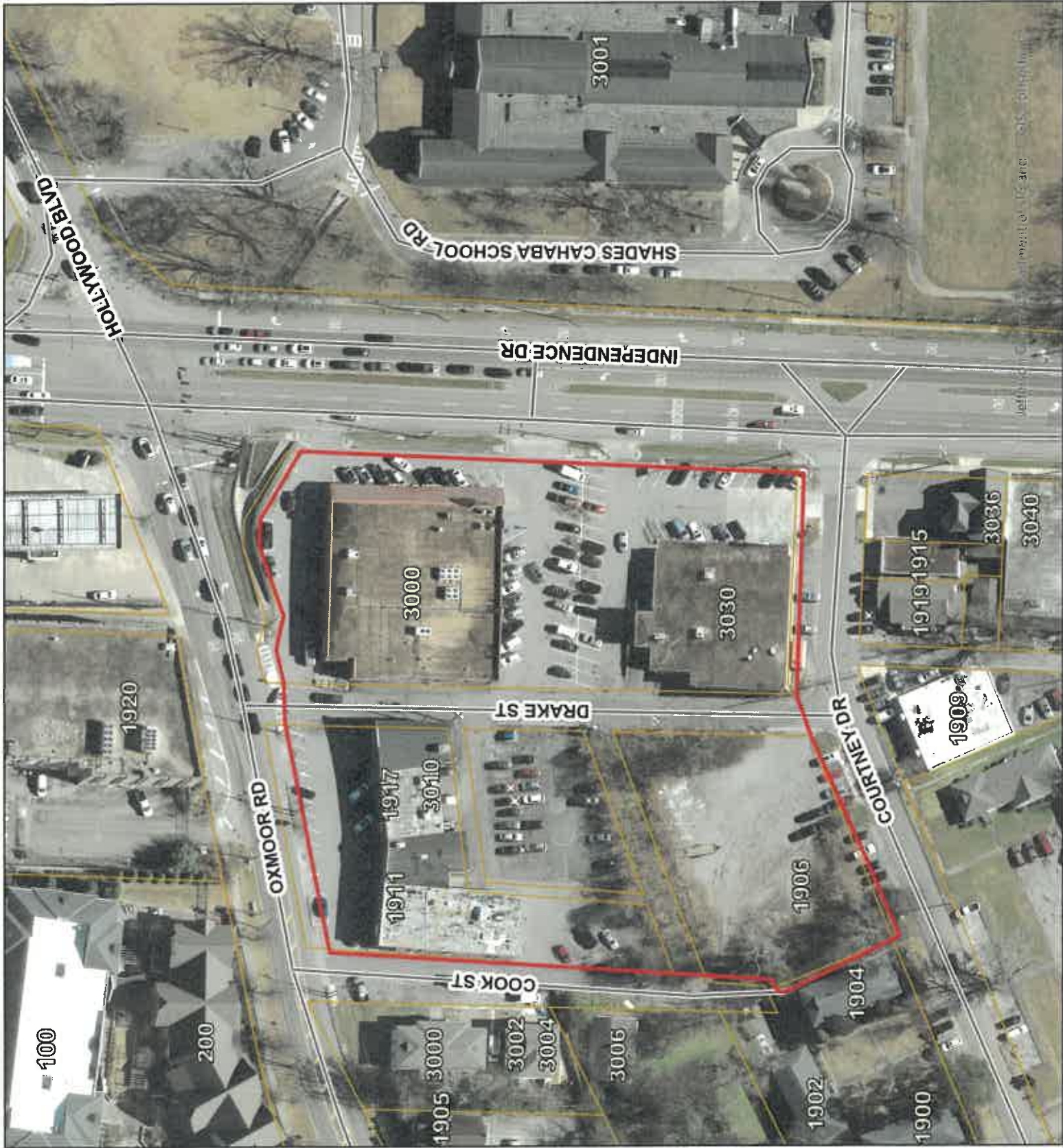
RS 24-03-01

Aerial Photo

Parcels
Subject Properties



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.



3030 Independence Dr. – Bird's Eye Looking North



2010 5/25/2023

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

1. Name of development: Samford University - North Parking Deck Expansion
2. Date application filed: 01/10/2024 3. Requested hearing date: 03/06/2024
4. Approval requested by this application
- ___ Preliminary Development Plan
- ___ Amendment to Preliminary Development Plan
- ___ Final Development Plan
- X Amendment to Final Development Plan
5. Applicant: Landmark Development Company - William Robinson
- Phone: 608-274-7447
- Address: 10 West Mifflin Street, Suite 400, Madison, WI, 53703
6. Owner: Samford University - Jeff Poleshek
- Phone: 205-726-2386
- Address: 800 Lakeshore Drive, Homewood, AL 35229
7. Attorney or authorized agent: N/A
- Phone: N/A
- Address: N/A
8. Engineer: Kadre Engineering, LLC - Caleb Martin, PE
- Phone: 205-446-3036
- Address: PO Box 101205, Irondale AL 35210
9. Surveyor: Arrington Engineering and Land Surveying, LLC
- Phone: 205-985-9315
- Address: 2032 Valleydale Rd, Birmingham, AL 35244

10. Development Address(s): 800 Lakeshore Drive, Homewood, AL 35229

11. Tax map parcel number(s): See below

12. Acreage: 185.89 ac 13. Zoning: I-3

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

Project Property Parcel ID Numbers

29 00 13 4 010 003.000 29 00 19 2 002 005.000
29 00 18 3 001 009.003 29 00 19 2 002 006.000
29 00 18 4 000 002.002 29 00 19 2 002 007.000
29 00 19 2 002 001.000
29 00 24 1 001 006.000
29 00 24 1 001 015.000
29 00 24 1 001 016.000
29 00 24 1 001 017.000
29 00 24 1 001 018.000
29 00 24 2 002 002.000
29 00 19 2 002 003.000
29 00 19 2 002 004.000

Signature of applicant: REDACTED

Signature of authorized agent or attorney; N/A

Signature of authorization by owner: REDACTED

For City Use Only:

\$ 100.00 application fee received on JAN. 10, 2024 by receipt # 497882

Scheduled hearing date: MARCH 5, 2024

Application received by: FRED GOODWIN on JANUARY 10, 2024

February 21, 2024

Attention: Fred Goodwin
2850 19th Street S
Homewood, AL 35209
Fred.Goodwin@homewoodal.org
(205) 332-6854

Reference: Samford – North Parking Deck – Project Narrative
Kadre Engineering Project Number: 24005
Planning Commission Case No.: TBD

Dear Mr. Goodwin:

I am sending you a brief summary of the North Parking Deck project and some of the details that we anticipate it to provide. Please see below Project Narrative and Project Summary and let me know if you need any further description.

Samford's student body has experienced continued growth over the past few years which has resulted in a parking shortage on campus for the entire student body. With each year of growth, Samford's student body and faculty has experienced a growing need for additional parking. In response to this, Samford has set in motion this project for expanding the current North Parking Deck facility to further accommodate this need with an additional +/- 550 new parking spaces.

The facility in will have access to the surrounding Maintenance Drive, Montague Drive, and the existing parking deck at all levels. The Parking Deck structure itself will be 3 above grade levels with an at grade ground floor parking area as well. The height of the structure will match the existing parking deck and will utilize many of the same architectural and functional characteristics.

Please call if you have any further questions.
Sincerely,

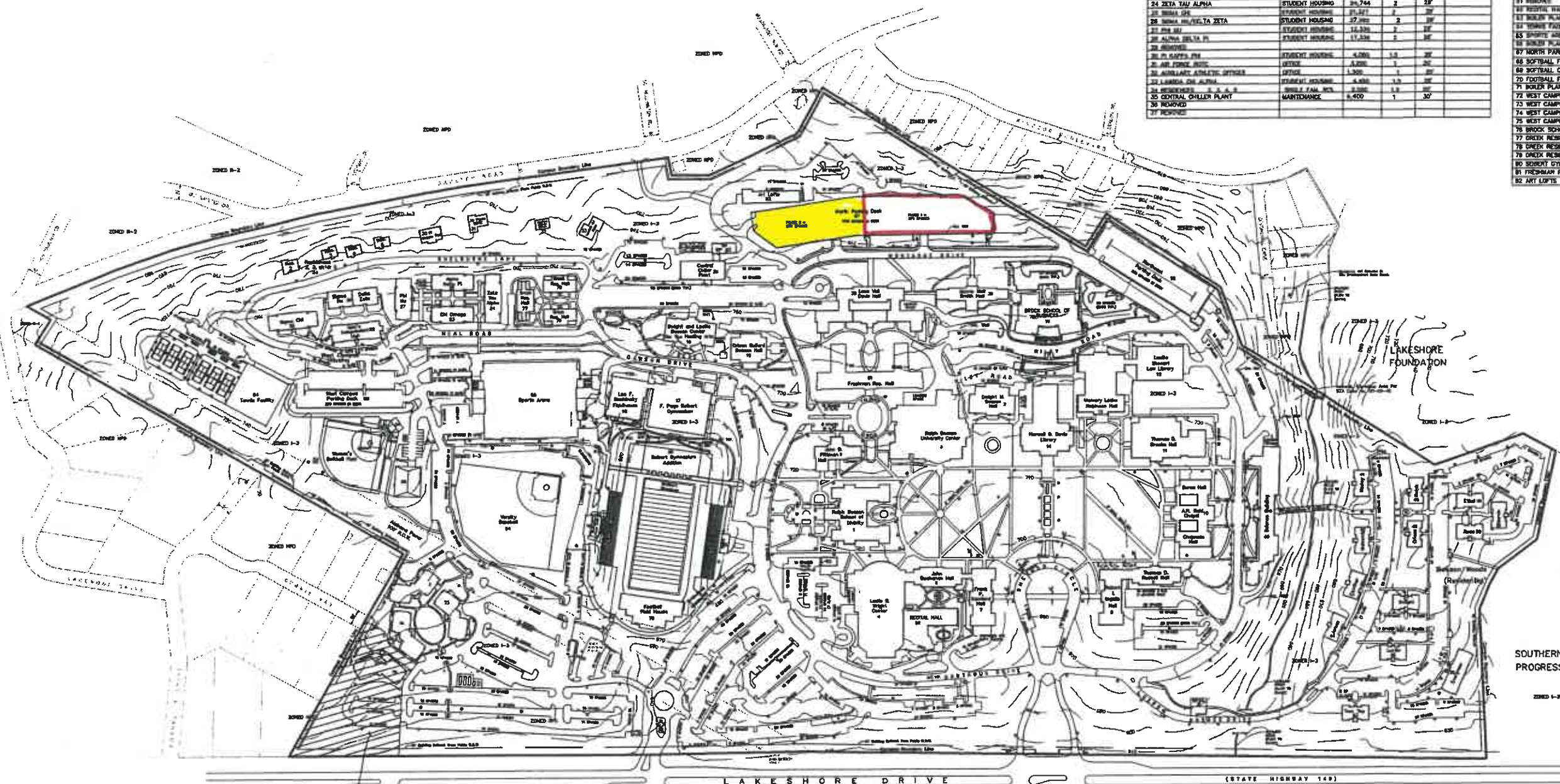
CALEB MARTIN, PE
ASSOCIATE
PO BOX 101205
Irondale, AL 35210
cmartin@kadre-eng.com
(205) 446-3036

CONSTRUCTION ACTIVITIES	NORTH PARKING DECK CONSTRUCTION SCHEDULE					
	JUL 2024	AUG 2024	SEPT 2024	OCT 2024	NOV 2024	DEC 2024
	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025

SITE DEVELOPMENT DATA MATRIX	
CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Gross Site Area = 6,087,827 s.f. = 139.89 Acres	No Gross Site Area Requirement
Proposed Building Gross Floor 2,833,867 s.f.	Maximum Allowable Building Gross Floor Area No Maximum
By Building = 1,082,685 s.f. = none	Maximum Allowable Ground Surface Coverage Building is Parking
By Accessory Structures = 894,211 s.f. By Utility and Drainage Improvement = 0	No Maximum
Total s.f. of Gross Site Area = 6,087,827 s.f.	
Total Parking Spaces Provided = 4902 Spaces	Required Parking Spaces = 1 Space per 50 s.f. of classroom = 5768
Total Loading Spaces Provided = 70 spaces	Required Loading Spaces = 3 Spaces for first 100,000 s.f. of GFA and 1 per each additional 100,000 s.f. of GFA = 28 Loading Spaces Required
Existing Building Height = (see chart) W	Maximum Allowable Building Height = 35 W

BUILDING DIRECTORY	CLASST	GFA SF	STORIES	HEIGHT	NOTES
1 RALPH WILSON SCHOOL OF DENTISTRY	CLASSROOM	48,251	3	30'	
2 DENTIST & BEECHER HALL	CLASSROOM	122,184	2	30'	
3 RALPH WILSON UNIVERSITY CENTER	STUDENT CENTER	122,000	4	60'	
4 LESLIE D. WRIGHT CENTER	PERFORMING ARTS	32,241	3	30'	
5 JOHN D. PITMAN HALL	CLASSROOM	32,238	3	30'	87 units
6 JOHN BUCHANAN HALL	ADMINISTRATION	48,250	3	30'	
7 FRANK P. SAMPSON HALL	CLASSROOM	48,158	3	30'	
8 ROBERT L. INSALLS HALL	CLASSROOM	48,158	3	30'	
9 THOMAS D. RUSSELL HALL	CLASSROOM	48,158	3	30'	
10 RED CHAPEL CHURCH & BUREAU HALL	CHURCH & BUREAU	18,712	2 & 3	30'	100' STEEPLE
11 THOMAS D. BROWN HALL	CLASSROOM	78,992	3	30'	
12 LUCILLE STEWART LAW LIBRARY	LIBRARY	60,228	3	40'	
13 MEMORY LEASE ROBINSON HALL	CLASSROOM	78,082	2	30'	
14 HANWELL G. DAVIS LIBRARY	LIBRARY	107,718	4	40'	110' STEEPLE
15 ORLEAH BULLARD BEECHER HALL	CLASSROOM	16,390	3	30'	
16 EMMETT & LUCILLE BEECHER CENTER	CLASSROOM	24,801	3	30'	
17 F. PAGE ROBERT GYMNASIUM	GYMNASIUM	11,000	4	35'	
18 LEO F. BASHINSKY FIELDHOUSE	GYMNASIUM	33,217	2	30'	
19 BASHINSKY PRESS TOWER	PRESSBOX	2,180	3	40'	
20 REMOVED					
21 REMOVED					
22 MEN'S INDEPENDENT HALL	STUDENT HOUSING	18,830	2	24'	108 Units
23 CH. OMEGA	STUDENT HOUSING	12,330	2	26'	
24 ZETA TAU ALPHA	STUDENT HOUSING	25,744	2	26'	
25 SIGMA IFC	STUDENT HOUSING	21,212	2	26'	
26 SIGMA KAPPA	STUDENT HOUSING	27,282	2	26'	
27 SIGMA KAPPA	STUDENT HOUSING	14,330	2	26'	
28 ALPHA SIGMA PI	STUDENT HOUSING	17,238	2	26'	
29 REMOVED					
30 PI KAPPA IFC	STUDENT HOUSING	4,000	1.5	20'	
31 AIR FORCE ROTC	ROTC	4,000	1	20'	
32 AIR FORCE ROTC	ROTC	4,000	1	20'	
33 AIR FORCE ROTC	ROTC	4,000	1	20'	
34 REMOVED					
35 CENTRAL CHILLER PLANT	MAINTENANCE	8,400	1	30'	
36 REMOVED					

BUILDING DIRECTORY	CLASST	GFA SF	STORIES	HEIGHT	NOTES
37 THE TERRY HALL	STUDENT HOUSING	18,830	2	24'	108 Units
38 THE TERRY HALL	STUDENT HOUSING	18,830	2	24'	108 Units
39 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
40 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
41 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
42 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
43 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
44 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
45 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
46 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
47 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
48 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
49 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
50 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
51 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
52 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
53 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
54 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
55 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
56 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
57 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
58 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
59 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
60 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
61 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
62 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
63 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
64 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
65 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
66 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
67 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
68 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
69 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
70 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
71 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
72 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
73 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
74 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
75 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
76 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
77 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
78 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
79 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
80 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
81 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
82 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
83 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
84 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
85 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
86 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
87 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
88 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
89 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
90 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
91 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
92 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
93 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
94 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
95 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
96 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
97 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
98 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
99 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units
100 SERVICE BUILDING	CLASSROOM	18,830	2	24'	108 Units



* To be developed at a future date
*** Residence not included in Site Development Matrix

- LEGEND**
- NATURAL AREA
 - LIGHT POLE
 - CAMPUS INFORMATION SIGN
 - STOP SIGN
 - FIRE HYDRANT
 - STORM INLET
 - STORM MANHOLE
 - HEADWALL
 - CHILLED WATER SERVICE LINE
 - SANITARY SEWER LINE
 - DOMESTIC WATER SERVICE LINE
 - STORM SEWER LINE
 - COMMUNICATIONS LINE
 - FIRE SERVICE LINE
 - GAS LINE
 - VALVE

SHADED AREA IS NOT CONSTRUCTED, DESIGNATED FOR FUTURE DEVELOPMENT ONLY

This plan consisting of sheet 1 and 2 has been reviewed by the Fire Marshal of the Homebrew Fire Department, and has been found to be in compliance with the Fire Marshal's emergency response requirements for hydrant accessibility and with the Fire Marshal's criteria for structure accessibility and for thoroughfares designated and/or reserved for emergency vehicular access and circulation.

Fire Marshal,
Homebrew Fire Department

Date _____

The Department Connection to be approved by Homebrew Fire Department prior to building construction.

- Applicants shall read and initial:
- The approved amended final development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.
- Applicant's Initials _____
- NOTES:**
- All future light poles will not exceed the height allowed by Homebrew Ordinances.
 - A minimum 10' wide planted buffer is required between "I-3" districts and all adjacent residential district. Any variance from this requirement will require BSA approval.
 - All signage shall comply with the Homebrew Sign Ordinances.
 - Buildings shall be no closer than 25 feet from a public street, nor 15 feet from a district boundary.
 - All public improvements, made in connection with the development of this site, shall conform to the Homebrew Subdivision Regulations.
 - All construction shall conform to the building codes and pertinent ordinances of the City of Homebrew.
 - Traffic striping and signage is appropriate for this development.
 - All proposed drainage facilities handling surface runoff to be connected to existing facilities via appropriately sized underground piping system.

The applicant's amended final development plan consisting of sheets 1 and 2 is certified by the zoning administrator as containing the required information:

_____, Zoning Administrator

Amended final development plan consisting of sheets 1 and 2 approved by resolution of the Homebrew Planning Commission on _____

_____, Chairman _____, Secretary

APPROVED BY HOMEWARE CITY COUNCIL

CITY COUNCIL PRESIDENT DATE _____

CITY CLERK DATE _____

SAMFORD UNIVERSITY

NORTH PARKING DECK EXPANSION

AMENDED FINAL DEVELOPMENT PLAN

FEBRUARY 26, 2024
PLANNING COMMISSION CASE NO. AD 24-03-02

KADRE ENGINEERING
PROJECT NO. 2023
2023
10400 WILSON
HOUSTON, ALABAMA 35895
CONTACT: CALEB WILSON
TEL: 205-448-0200
These drawings and design ideas are the sole property of KADRE, LLC, which may not be reproduced without written permission.



NORTH PARKING DECK CONSTRUCTION SCHEDULE						
START DATE: JUL 1, 2021						
END DATE: MAY 31, 2025						
CONSTRUCTION ACTIVITIES	JUL 2024	AUG 2024	SEPT 2024	OCT 2024	NOV 2024	DEC 2024
	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025

EXISTING CAMPUS SERVICE / UTILITY LINES

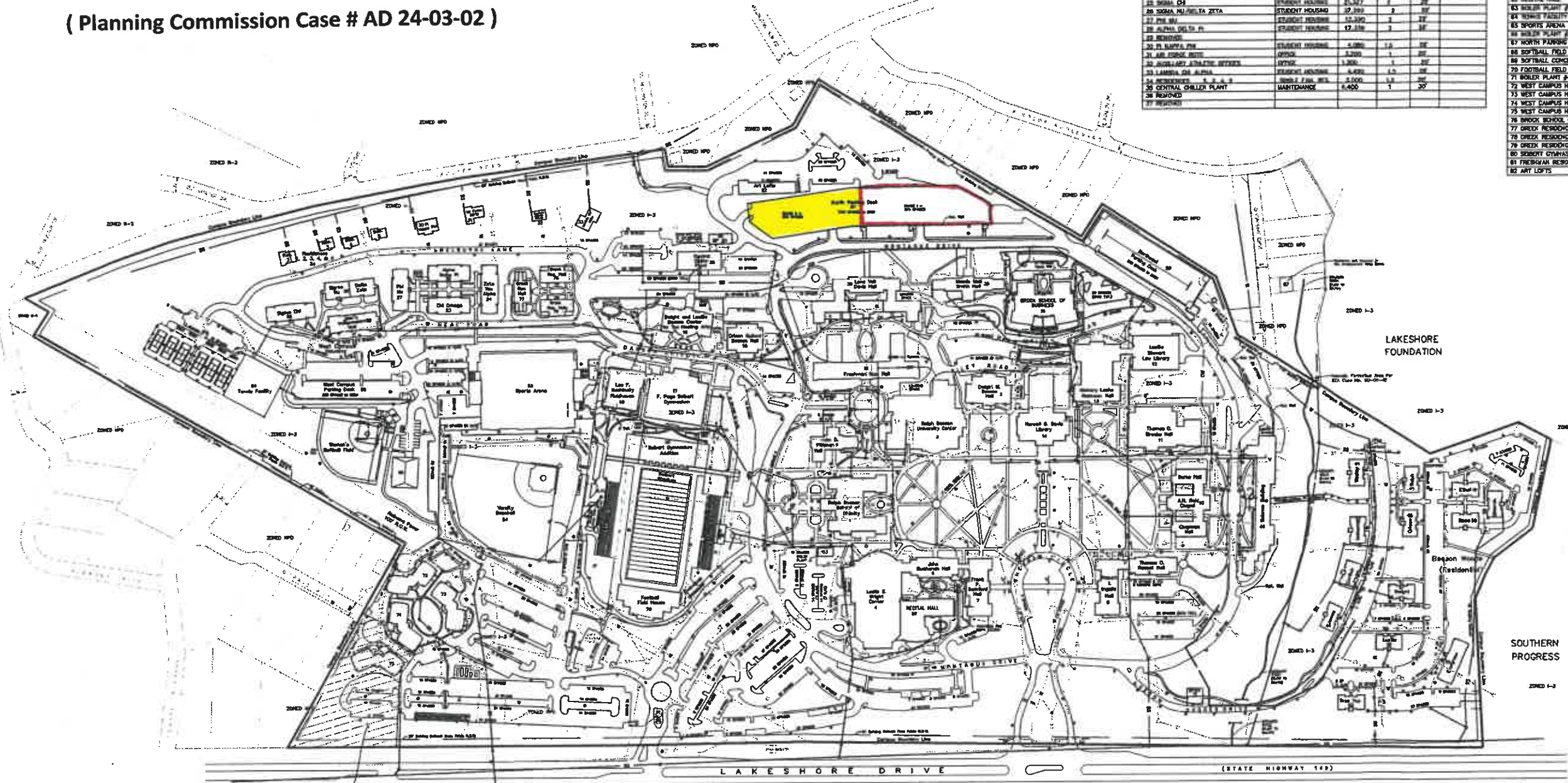
(Planning Commission Case # AD 24-03-02)

SITE DEVELOPMENT DATA MATRIX	
CONDITIONS DEPICTED ON PLAN Gross Site Area = 8,097,627 s.f. = 183.89 Acres Proposed Building Green Floor 2,833,667 s.f. Total Building Footprint = 1,082,685 s.f. By Building = 1,082,685 s.f. By Accessory Structures = 0 s.f. By Parking and Service Pavement = 698,011 s.f. By Utility and Drainage Improvements = 0 s.f. Total = 1,780,696 s.f. % of Gross Site Area = 22.0% Total Parking Spaces Provided = 4802 spaces Total Loading Spaces Provided = 70 spaces Existing Building Height = (see chart) 1F Maximum Allowable Building Height = 35 1F	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE No Gross Site Area Requirement Medium Maximum Building Green Floor Area No Maximum Maximum Allowable Ground Surface Coverage Building & Parking No Maximum Required Parking Spaces 1 Space per 50 s.f. of 100,000 s.f. of Gross Site Area = 3108 spaces Required Loading Spaces = 3 Spaces for 100,000 s.f. of GFA and 1 per each additional 100,000 s.f. of GFA = 28 Loading Spaces Required Maximum Allowable Building Height = 35 1F

BUILDING DIRECTORY	BUILDING USE	GFA S.F.	STORIES	HEIGHT	NOTES
1 BRYANT BRUNSON SCHOOL OF DENTISTRY	CLASSROOM	12,045	3	37'	
2 DWIGHT M. BRUNSON HALL	CLASSROOM	48,251	3	37'	
3 RALPH BRUNSON UNIVERSITY CENTER	STUDENT CENTER	122,184	2	34'	
4 LESLIE S. WRIGHT CENTER	PERFORMING ARTS	132,800	4	60'	
5 JOHN B. WYTHAM HALL	STUDENT HOUSING	30,241	3	37'	87 units
6 JOHN BRUNSON HALL	CLASSROOM	32,236	3	30'	
7 FRANK P. SAMFORD HALL	ADMINISTRATION	45,296	3	30'	
8 ROBERT L. BRUNSON HALL	CLASSROOM	45,196	3	30'	
9 THOMAS D. BRUNSON HALL	CLASSROOM	31,263	3	30'	
10 JOHN BRUNSON CHAPMAN & BRUNSON HALL	CHAMBER CLASSROOM	104,913	1 & 3	28'	120' STEEPLE
11 THOMAS D. BRUNSON HALL	CLASSROOM	78,292	3	38'	
12 LUCILLE STEWART LAW LIBRARY	LIBRARY	68,226	3	44'	
13 MEMORY LEAKE BRUNSON HALL	CLASSROOM	76,092	2	37'	
14 HARVEY S. DAVIS LIBRARY	LIBRARY	107,718	4	40'	110' STEEPLE
15 OREN HILLARD BRUNSON HALL	CLASSROOM	115,544	3	38'	
16 DWIGHT & LUCILLE BRUNSON CENTER	CLASSROOM	24,801	3	30'	
17 F. PAUL BRUNSON GYMNASIUM	GYMNASIUM	31,000	4	30'	
18 LEO F. BRUNSON FIELDHOUSE	GYMNASIUM	13,227	2	30'	
19 BRUNSON PRESS TOWER	PRESSBOX	2,160	3	40'	
20 REMOVED					
21 REMOVED					
22 MEN'S INDEPENDENT HALL	STUDENT HOUSING	18,639	2	24'	108 units
23 CH. OMEGA	STUDENT HOUSING	11,331	2	26'	
24 ZETA TAU ALPHA	STUDENT HOUSING	24,744	2	28'	
25 SHIMA CH	STUDENT HOUSING	25,277	2	28'	
26 SHIMA MU MU TAU ZETA	STUDENT HOUSING	12,393	2	28'	
27 CH. MU	STUDENT HOUSING	12,393	2	28'	
28 ALPHA MU TAU PI	STUDENT HOUSING	12,393	2	28'	
29 REMOVED					
30 PI KAPPA PSI	STUDENT HOUSING	4,000	1.5	18'	
31 ALE CORDA PSI	STUDENT HOUSING	4,000	1.5	18'	
32 KAPPA PSI	STUDENT HOUSING	4,000	1.5	18'	
33 KAPPA PSI	STUDENT HOUSING	4,000	1.5	18'	
34 KAPPA PSI	STUDENT HOUSING	4,000	1.5	18'	
35 KAPPA PSI	STUDENT HOUSING	4,000	1.5	18'	
36 KAPPA PSI	STUDENT HOUSING	4,000	1.5	18'	
37 REMOVED					

BUILDING DIRECTORY	BUILDING USE	GFA S.F.	STORIES	HEIGHT	NOTES
38 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
39 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
40 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
41 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
42 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
43 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
44 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
45 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
46 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
47 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
48 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
49 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
50 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
51 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
52 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
53 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
54 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
55 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
56 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
57 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
58 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
59 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
60 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
61 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
62 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
63 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
64 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
65 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
66 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
67 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
68 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
69 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
70 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
71 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
72 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
73 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
74 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
75 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
76 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
77 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
78 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
79 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
80 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
81 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units
82 TENS AND TENS HALL	STUDENT HOUSING	16,893	2	26'	108 units

* To be developed at a future date
** Residences not included in Site Development Matrix



LEGEND

- NATURAL AREA
- LIGHT POLE
- CAMPUS INFORMATION SIGN
- STOP SIGN
- FIRE HYDRANT
- STORM INLET
- STORM MANHOLE
- HEADWALL
- CHILLED WATER SERVICE LINE
- SANITARY SEWER LINE
- DOMESTIC WATER SERVICE LINE
- STORM SEWER LINE
- COMMUNICATIONS LINE
- FIRE SERVICE LINE
- GAS LINE
- VALVE

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Fire Marshal, Homewood Fire Department

Date

Fire Department Connection to be approved by Homewood Fire Marshal prior to building construction.

Applicants shall read and initial

The approved amended final development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

Applicant's Initials

NOTES:

- All future light poles will not exceed the height allowed by Homewood Ordinances.
- A minimum 10' wide planted buffer is required between 7'-3" districts and of adjacent residential district. Any variance from this requirement will require BZA approval.
- All signage shall comply with the Homewood Sign Ordinance.
- Buildings shall be no closer than 25 feet from a public street, nor 15 feet from a district boundary.
- All public improvements, made in connection with the development of this site, shall conform to the Homewood Subdivision Regulations.
- All construction shall conform to the building codes and pertinent ordinances of the City of Homewood.
- Traffic striping and signage is appropriate for this development.
- All proposed drainage facilities handling surface runoff to be connected to existing facilities via appropriately sized underground piping system.

The applicant's amended final development plan consisting of sheets 1 and 2 is certified by the zoning administrator on containing the required information:

Zoning Administrator

Amended final development plan consisting of sheets 1 and 2 approved by resolution of the Homewood Planning Commission on

Secretary

APPROVED BY HOMEWOOD CITY COUNCIL

CITY COUNCIL PRESIDENT DATE

CITY CLERK DATE

SAMFORD UNIVERSITY

NORTH PARKING DECK EXPANSION

AMENDED FINAL DEVELOPMENT PLAN

FEBRUARY 26, 2024

PLANNING COMMISSION CASE NO. AD 24-03-02

KADRE ENGINEERING

PROJECT NO. 2402

PO BOX 161020

IRONDALE, ALABAMA 36119

CONTACT: CALVIN KADRE

TEL: 205-445-3026

These drawings and design intent are the sole property of KADRE, LLC, which may not be reproduced without written permission.





North Parking Deck Expansion Conceptual Rendering
Samford University

PRELIMINARY
NOT FOR CONSTRUCTION

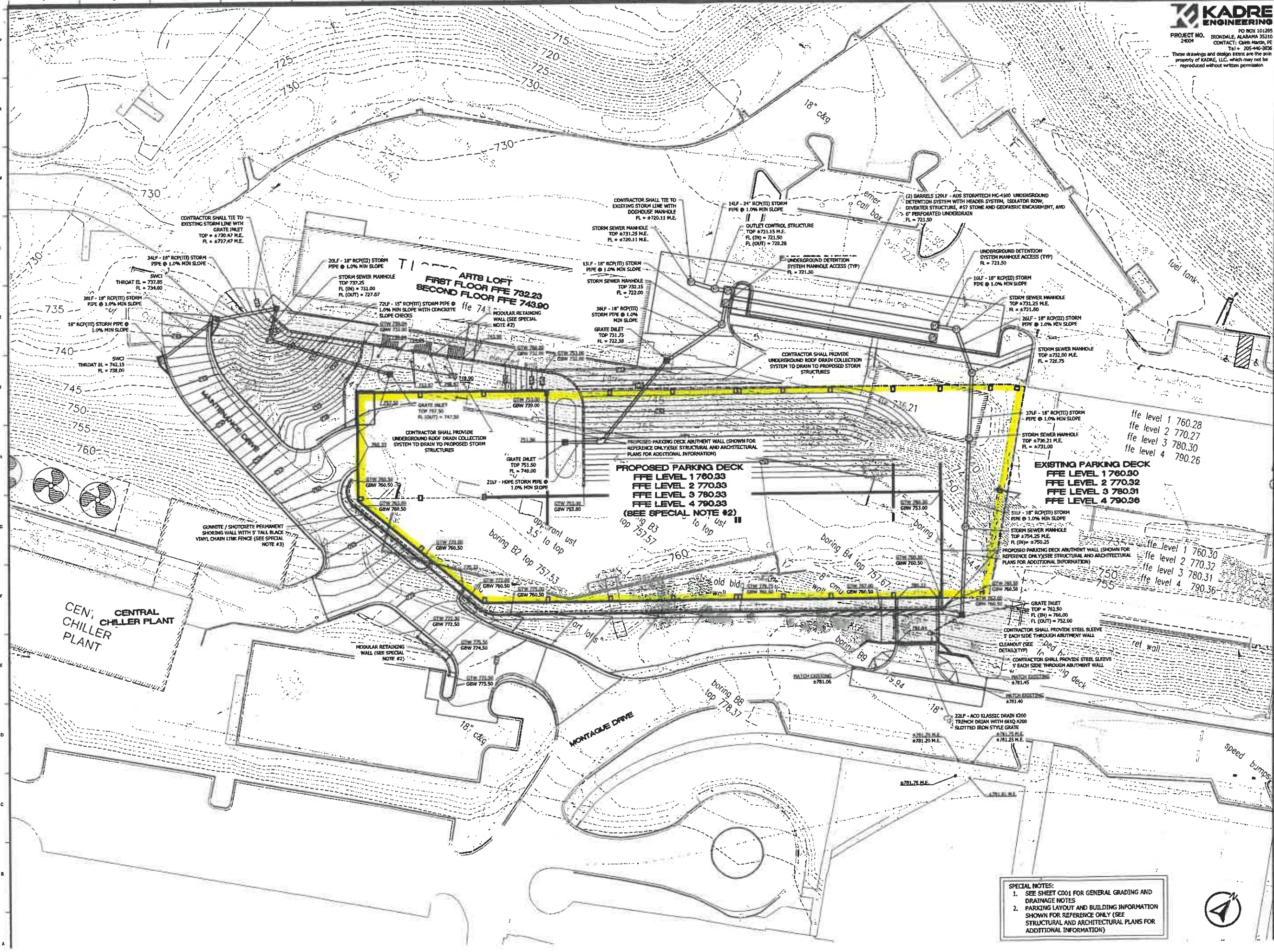
**SAMFORD UNIVERSITY NORTH
PARKING DECK EXPANSION**



**SAMFORD UNIVERSITY
HOMEWOOD, AL**

DAVIS

OWNER: SAMFORD UNIVERSITY
205-728-2399
ATTN: JEFF POLESNEK
ARCHITECT: DAVIS ARCHITECTS, INC.
205-422-7402
ATTN: JARRE POTTER, GARE FALLER
STRUCTURAL ENGINEER: LEVO ENGINEERS
205-551-4500
ATTN: WYN BISHOP
CIVIL ENGINEER: KADRE ENGINEERS, LLC
205-446-3036
ATTN: CALED MARTIN
MECHANICAL ENGINEER & PLUMBING ENGINEER: PJ MECHANICAL
205-889-0091
ATTN: ROB WELLS
ELECTRICAL ENGINEER: RAYS CREATWOOD CONSULTING, INC.
205-940-0996
ATTN: TONY DODD

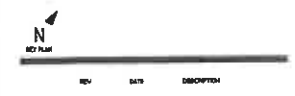


ffl level 1 760.28
ffl level 2 770.27
ffl level 3 780.30
ffl level 4 790.26

EXISTING PARKING DECK
FFE LEVEL 1 760.30
FFE LEVEL 2 770.32
FFE LEVEL 3 780.31
FFE LEVEL 4 790.36

ffl level 1 760.30
ffl level 2 770.32
ffl level 3 780.31
ffl level 4 790.36

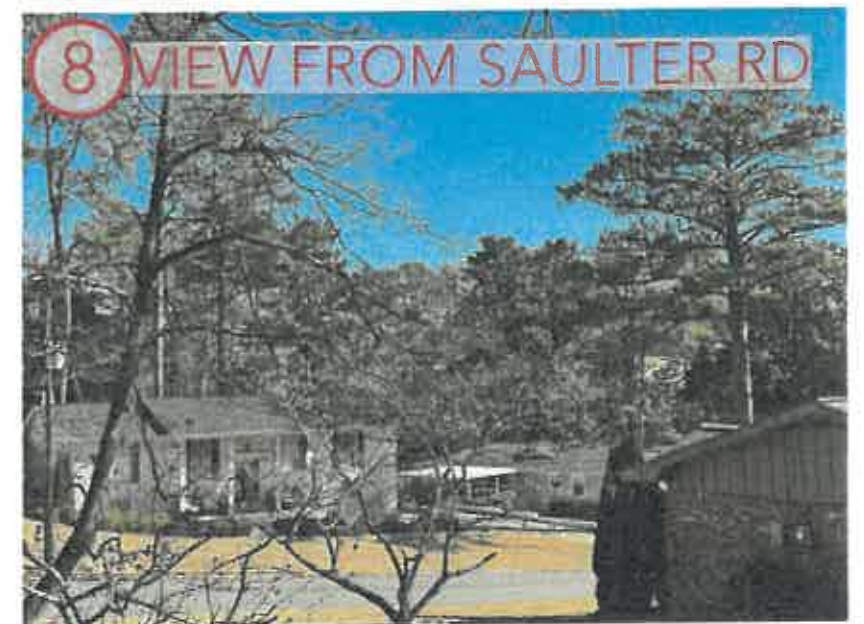
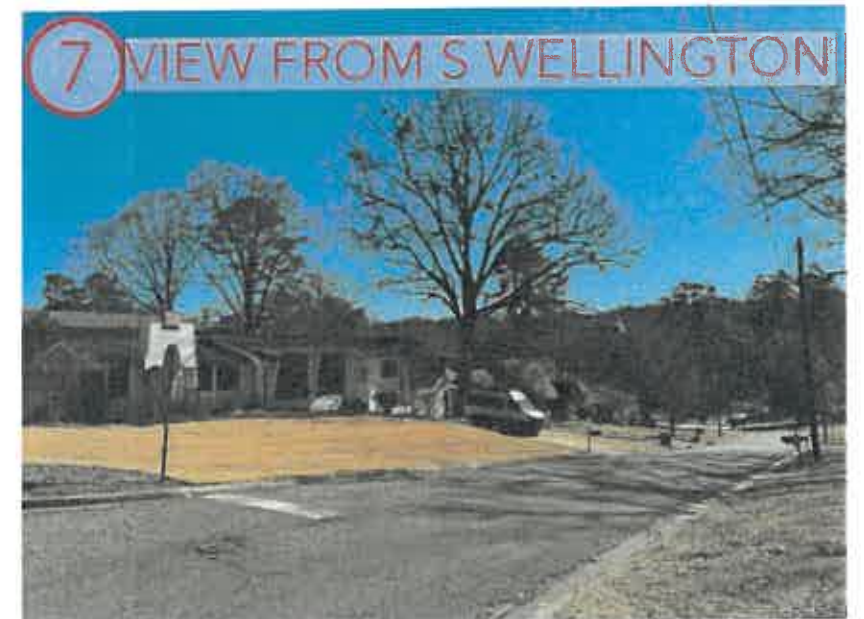
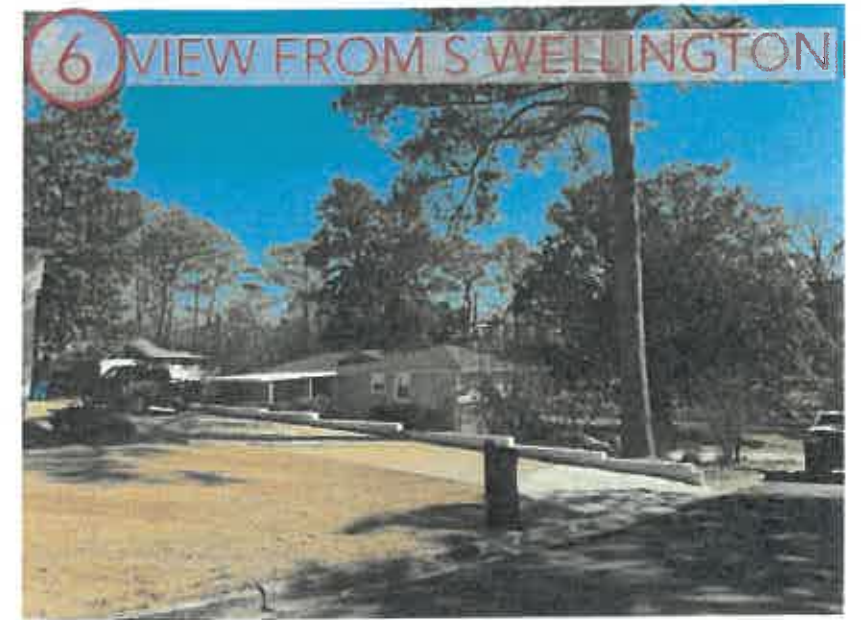
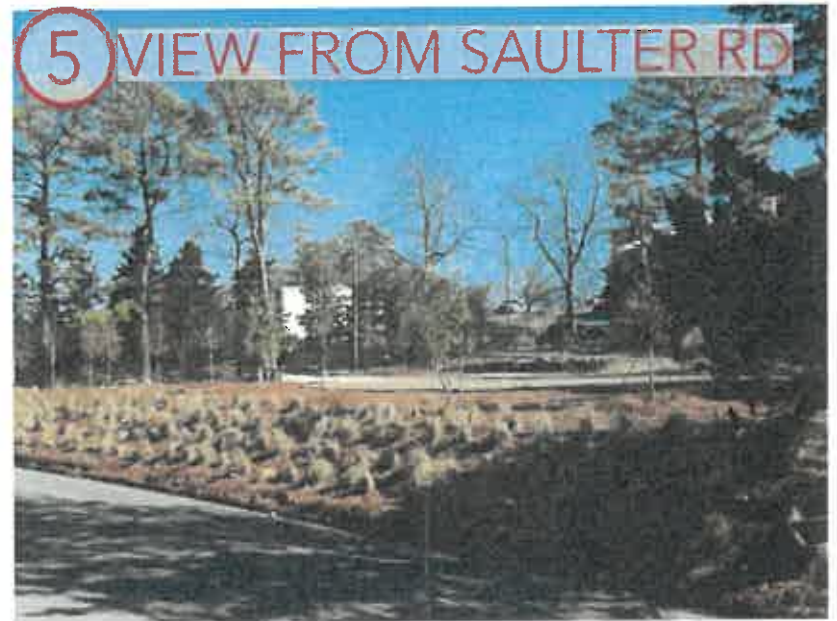
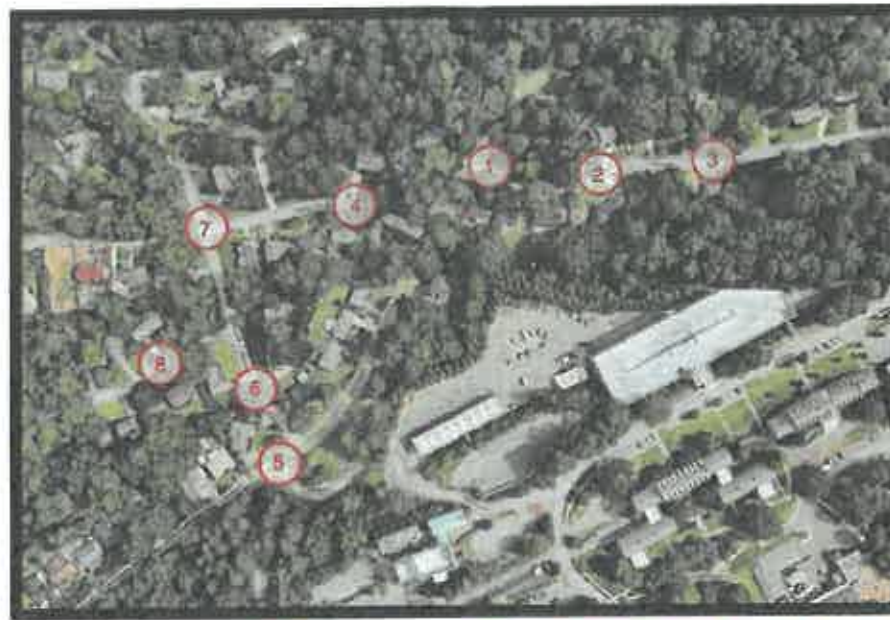
NEW EXISTING



SPECIAL NOTES:
1. SEE SHEET C001 FOR GENERAL GRADING AND DRAINAGE NOTES
2. PARKING LAYOUT AND BUILDING INFORMATION SHOWN FOR REFERENCE ONLY (SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)

DATE	JANUARY 25, 2024
PROJECT	SCHEMATIC DESIGN
DRAWN BY	DAVIS ARCHITECTS
CHECKED BY	4016
SCALE	
GRAPHIC SCALE	

GRADING AND DRAINAGE PLAN



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 & 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 (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, March 5, 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:

Landmark Development Company

for a proposed subdivision plat of land owned by:

Samford University

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

800 Lakeshore Drive (Site Address: 849 Montague Drive)

Parcels: 28-00-18-3-001-009.003

The proposal consists of an AMENDED DEVELOPMENT PLAN

Purpose:

A request for an approval of an amendment to the Final Development Plan for Samford University to permit the proposed construction of a new, three - story addition to the existing North Parking Deck that would expand the current structure and add an additional 550 parking spaces as a means to accommodate the University's on-campus parking needs.

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 February 26, 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.



Fred Goodwin, Planner
Engineering & Zoning Department
PC CASE # AD 24-03-02

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) on the home page, or you can connect directly via: 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. 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.

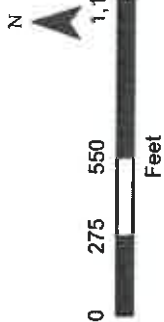
A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website (cityofhomewood.com) by clicking on the "Upcoming Meetings/Planning Commission" tab approximately one week before the scheduled meeting.

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 2nd 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

800 Lakeshore Dr.
Site: 849 Montague Dr.
AD 24-03-01
Aerial Photo
Expansion of N Parking
Deck

- Parcels
- Samford University
- Parking Deck Expansion



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
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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.



Site: 849 Montague Dr.

Site Area Expansion of North Parking Deck