

**Homewood Planning Commission
Agenda
Tuesday, April 2, 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 - March 5, 2024 Meeting

IV. Communications / Reports from Chairman & Vice Chairman

V. Old Business – None

VI. New Business

- 1. Case # AD 24-04-01: 232 Green Springs Highway, Parcel ID: 29-00-14-3-002-003.003, Applicant: Bank of America , Owner: Green Springs Center, LLC / Park Grimmer : Purpose: A request for approval of an Amendment to the Final Development Plan for Green Springs Shopping Center to permit the construction of a 4,235 ft., single-story, branch bank, as well as associated parking, landscaping and other site improvements.**

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.

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: Bank of America - Green Springs
2. Date application filed: 2/14/2024 3. Requested hearing date: 4/2/2024
4. Approval requested by this application
- ___ Preliminary Development Plan
- ___ Amendment to Preliminary Development Plan
- ___ Final Development Plan
- Amendment to Final Development Plan
5. Applicant: Bank of America
- Phone: 954.235.9052
- Address: 100 NORTH TRYON STREET CHARLOTTE, NC 28255
6. Owner: Green Springs Center, LLC.
- Phone: 205-290-2712 WK or 205-531-1986 MB
- Address: 200 Green Springs Hwy, Birmingham, AL 35209
7. Attorney or authorized agent: Park Grimmer - Owner
- Phone: 205-290-2712 WK or @05-531-1986 MB
- Address: 200 Green Springs Hwy, Homewood, AL 35209
8. Engineer: Kimley Horn
- Phone: 205.967.2973
- Address: 2 North 20th Street, Suite 800, Birmingham, AL 35203
9. Surveyor: Gonzalez Strength & Associates
- Phone: 205.942.2486
- Address: 1550 Woods of Riverchase Dr, Suite 200, Birmingham, AL 35244

10. Development Address(s): 232 Green Springs Hwy, Homewood, AL

11. Tax map parcel number(s): 29-00-14-3-002-003.002

12. Acreage: ±0.42

13. Zoning: Green Springs Urban Renewal 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

REDACTED

Signature of applicant: _____ Anita Mueller

Signature of authorized agent or attorney: _____ REDACTED _____ Park Grimmer

Signature of authorization by owner: PA _____ REDACTED _____ Park Grimmer

For City Use Only:

\$ 100.00 application fee received on FEBRUARY 16, 2024 by receipt # _____

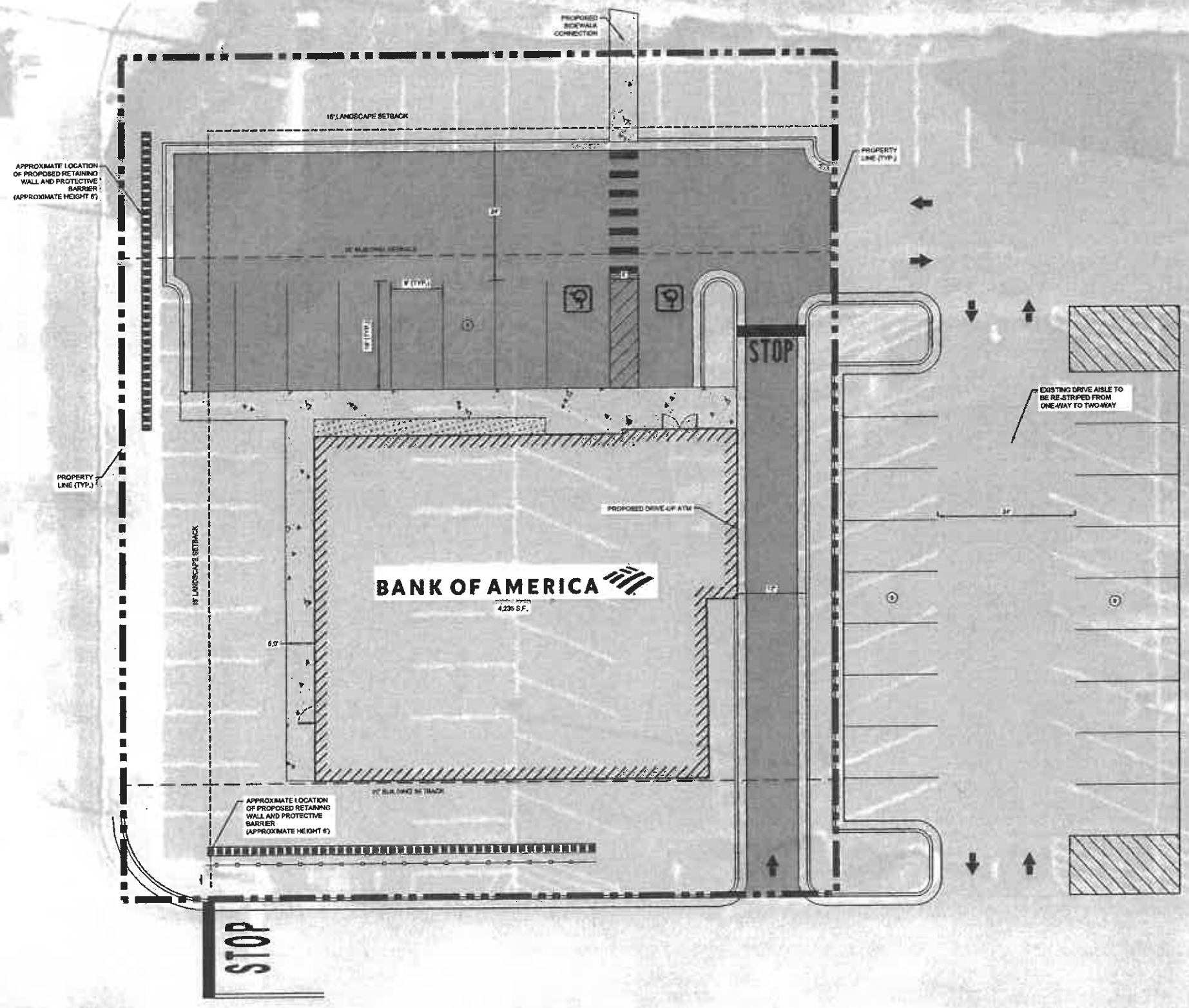
Scheduled hearing date: APRIL 2, 2024

Application received by: FRED GOODWIN on FEBRUARY 16, 2024

GREEN SPRINGS HIGHWAY

ZONING	GURD
TOTAL SITE AREA	0.42± AC
TOTAL BUILDING AREA	4,235± SF
TOTAL NET AREA	2,807± SF
PARKING REQUIRED (1 SPACE / 300 SF NFA)	9
PARKING PROVIDED	9

Drawing name: I:\BANK\Marketing\Bank of America\Green Springs Highway\CAD\Exhibits\2024-03-28 Task 71 2.dwg 24-03-28 Mar 28, 2024 1:35pm by: Sam Lawrence
 This document, including all attachments and design presented herein, is an unexecuted contract. It is intended only for the specific purpose and client for which it was prepared. Review of said drawings shall not constitute an offer of any services. Bank of America and its subsidiaries, including Bank of America, N.A. and its subsidiaries, are not responsible for any errors or omissions in this drawing.



BY

1/16

15' VISIONS

Kimley-Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 232 GREEN SPRINGS HIGHWAY, SUITE 600,
 BIRMINGHAM, AL 35203
 PHONE: 205-556-6646
 WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	CP
DRAWN BY:	SL
CHECKED BY:	CP

**AMENDMENT TO FINAL
 DEVELOPMENT PLAN FOR GREEN
 SPRINGS SHOPPING CENTER**

BANK OF AMERICA
 232 GREEN SPRINGS HIGHWAY
 HONEWOOD, ALABAMA 35209

ORIGINAL ISSUE:
 03/25/2024
 KHA PROJECT NO.

SHEET NUMBER

2 OF 2

ABBREVIATIONS		
P.O.C.	POINT OF COMMENCEMENT	T18S TOWNSHIP 18 SOUTH
P.O.B.	POINT OF BEGINNING	R3W RANGE WEST
M.P.	MEASURED	S2L SECTION
(C)	CALCULATED	R.R. RAILROAD
(E)	MAP BOOK 251 PAGE 90	E. ELEVATION
(B)	MAP BOOK 174 PAGE 87	B. BUILDING
		RCP REINFORCED CONCRETE PIPE
		PVC POLY VINYL CHLORIDE

NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
- All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on field markings provided by Underground Decective Utility Locators, Cincinnati, OH, (888) 747-3799 which should be considered approximate. The telephone numbers for the Tennessee Line Location Center (MISSALI) are 351-1111 (Hazzardville area) and (800) 292-8525 (elsewhere). Note to the client, insurer, and lender- With regard to underground utilities, information from the sources above will be combined with observed evidence of utilities to develop a view of the underground facilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdiction, 811 or other similar utility locates requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor accepts no responsibility for the location of utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), and RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).
- According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama, Community-plan number 01073C 0554 J, dated September 24, 2021, all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).
- Equipment used to collect the survey data was a Carlson BRX 6+ GPS receiver, a Nikon NPL 322 Total Station and a Carlson RT3 tablet Data Collector.

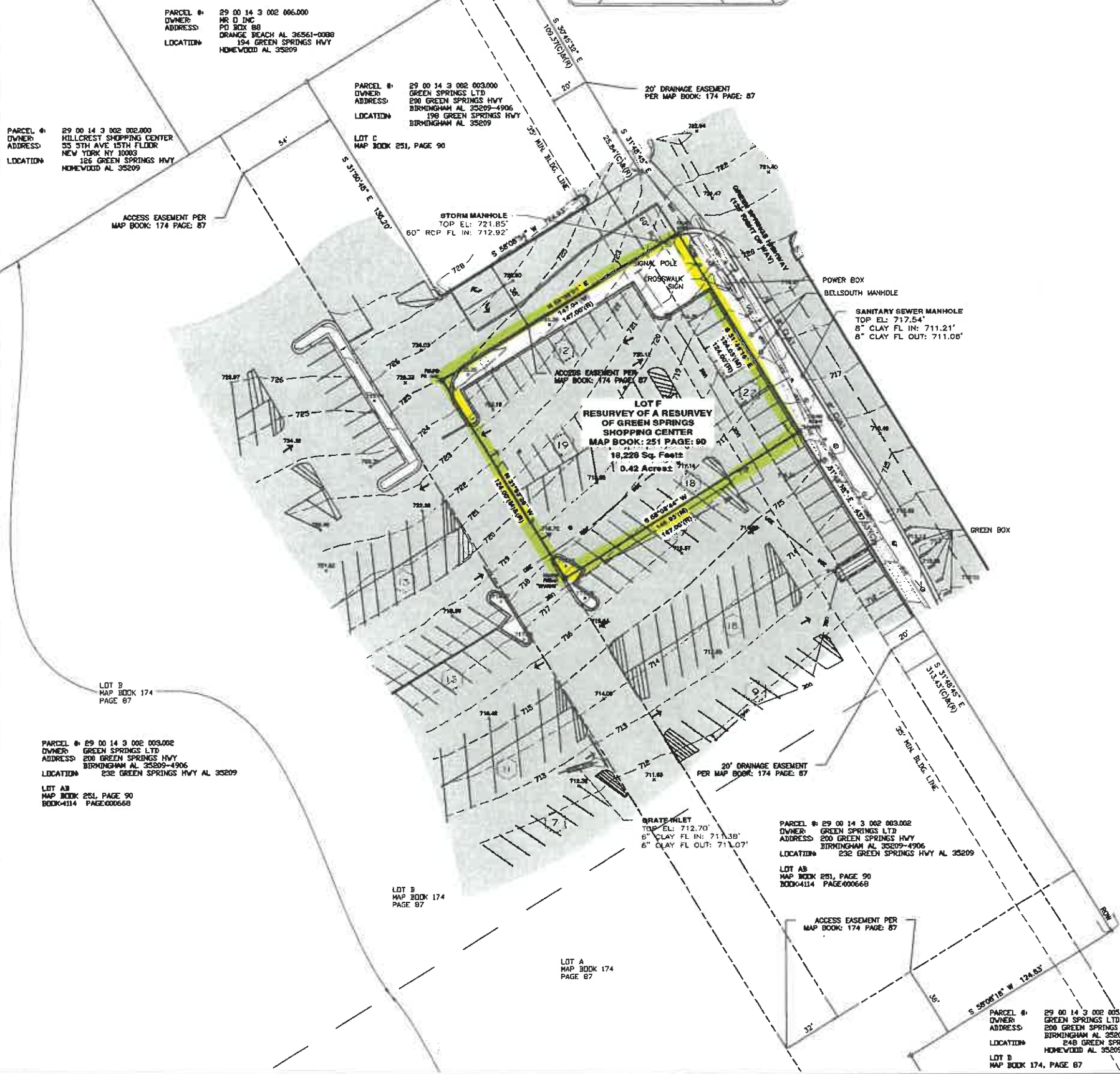
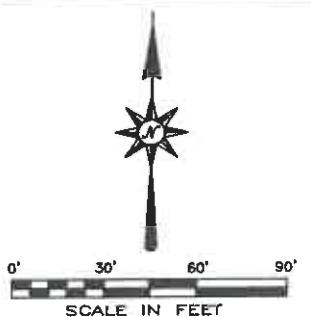
LEGEND

●	IRON PIN FOUND
■	IRON PIN SET (5/8" REBAR w/CAP)
+	CONCRETE MONUMENT FOUND
+	CROSS FOUND
○	CALCULATED POINT
—	UTILITY POLE w/GOY
—	OVERHEAD POWER LINE
—	OVERHEAD TELEPHONE LINE
—	SPOT ELEVATION
—	SANITARY SEWER LINE
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND COMMUNICATION LINE
—	RIGHT OF WAY
▲	WATER VALVE
■	WATER METER
○	GAS REGULATOR
—	FENCE
—	ASPHALT SURFACE
—	CONCRETE SURFACE
—	GRAVEL SURFACE
—	RIP RIP SURFACE
○	STORM SEWER MANHOLE
○	SANITARY SEWER MANHOLE
○	BORE HOLE
○	BOLLARD
○	TELEPHONE PEDESTAL

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

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.

VICINITY MAP



LEGAL DESCRIPTION

Lot F per Resurvey of a Resurvey of Green Springs Shopping Center as recorded in Map Book 251 Page 90 in the office of the Judge of Probate Jefferson County, Alabama.

REVISIONS	DATE
NO.	DESCRIPTION

QUARTER - SECTION
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER

TOWNSHIP 18 SOUTH RANGE 3 WEST SECTION 14

ALTA/NSPS LAND TITLE SURVEY

GREEN SPRINGS CENTER
200 GREEN SPRINGS HIGHWAY
HOMEWOOD, ALABAMA

KIMLEY HORN
FOR

DRAWN BY: [Name]
CHECKED BY: [Name]
CREW CHIEF: [Name]
DATE: [Date]

LAST FIELD SURVEY DATE: [Date]
COORDINATE FILE: [File Name]
DWG. NAME: [File Name]
FIELD ROCK/PAGE: [Page Info]

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOPER, ALABAMA 36244
PHONE: (205) 942-2486
FAX: (205) 942-3039
www.Gonzalez-Strength.com

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PRELIMINARY
NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

DWG. NO. S1 - R0
PROJECT 23-0498

Certified to:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1-4, 6-7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16-18 of Table A thereof. The field work was completed on 10-13-2023.

Dated: _____

PRELIMINARY
Derek S. Meadows, Registration No. 26998
dmeadows@gonzalez-strength.com

BANK OF AMERICA



Architectural Design Collaborative, Inc



Architectural Design Collaborative, Inc

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 a public hearing notice by the Homewood Planning Commission of a meeting to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, April 2, 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:

Bank of America

for a proposed subdivision plat of land owned by:

Green Springs Center, LLC / Park Grimmer

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

232 Green Springs Highway

Parcel ID: 29-00-14-3-002-003.003

The proposal consists of an Amended Development Plan

Purpose:

A request for approval of an Amendment to the Final Development Plan for Green Springs Shopping Center to permit the construction of a 4,235 sq. ft., single-story, branch bank, as well as associated parking, landscaping and other 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 U.S. mail on or before March 25, 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 24-04-01

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.

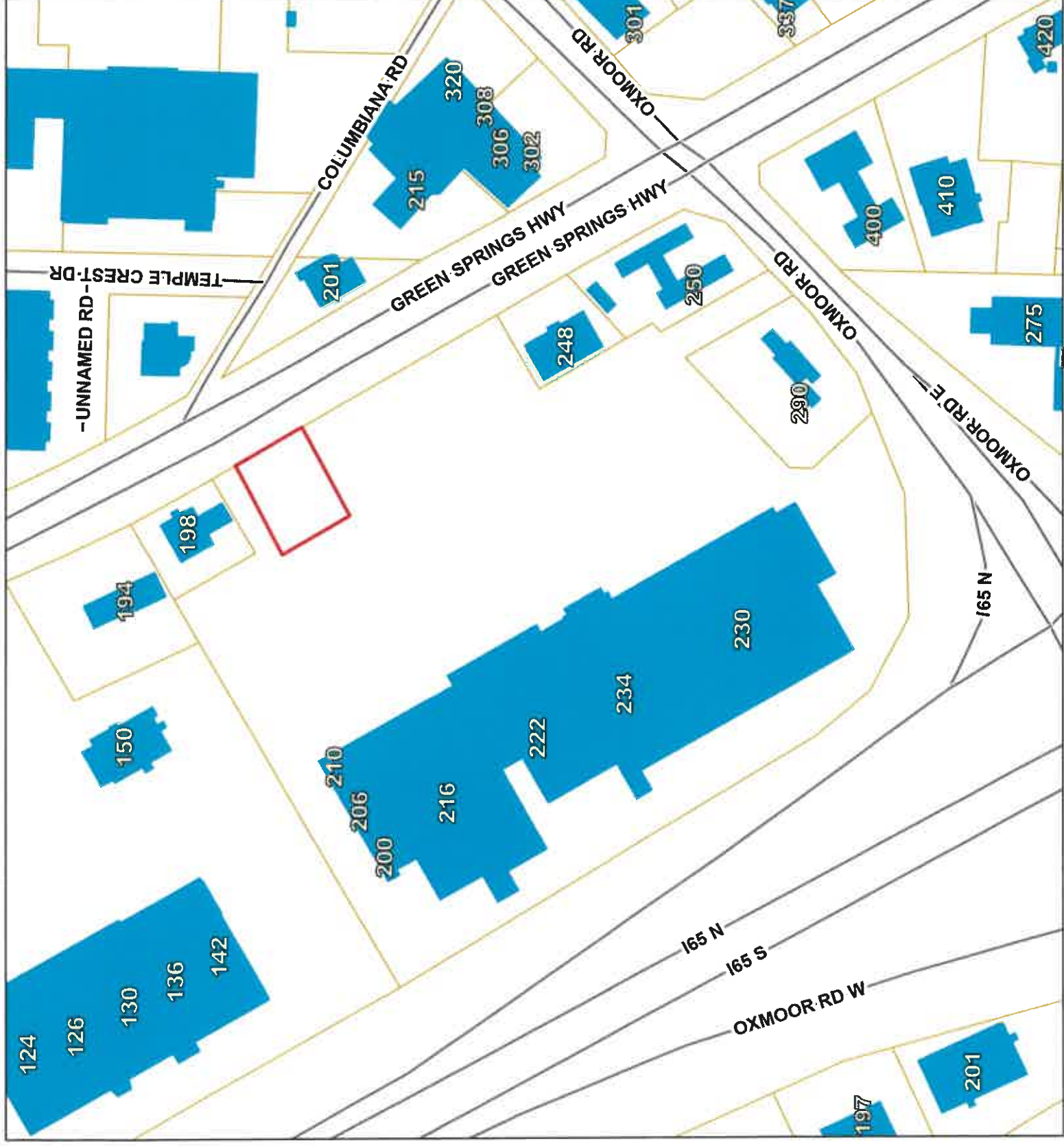
The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. While members of the public may attend and observe the work session, questions and/or comments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

City of Homewood PC Case Map

323 Green Springs Hwy

AD 24-04-01

Vicinity Map



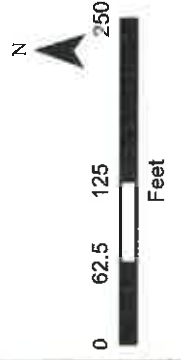
Parcels
Subject Property

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
HOMEWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMEWOOD IS PROHIBITED.

City of Homewood PC Case Map

323 Green Springs Hwy
AD 24-04-01
Aerial Photo

Parcels
Subject Property



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AD 24-04-01: Bird's Eye View - Subject Property Looking West

