

**Homewood Planning Commission
Agenda
Tuesday, April 4, 2023, 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 persons 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	John Krontiras
Winslow Armstead, Vice Chairman	Giani Respinto
Jennifer Address	Paige Willcutt
Brandon Broadhead	Erik Henninger
Patrick Harwell	

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - January 3, 2023 & March 7, 2023 (No meeting being held in February)**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business - None**
- VI. New Business**

- 1. Case # AD 23-04-01: 914 Oak Grove Road, Parcel ID: 29-00-23-3-002-010.000, Applicant: David Siegal / Twin Construction Company, Inc., Owner: Trinity United Methodist Church (West Homewood) Purpose: A request to Amend the Final Development Plan for Trinity West Homewood United Methodist Church to permit the construction of a one-story, 2,800 sq. ft. metal storage building and associated landscaping 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.

(Case to be Continued to May 2, 2023 meeting at the request of applicant)

- 2. Case # AD 23-04-02: 509 Oxford Circle, Parcel ID: 29-00-14-4-002-032.007, Applicant: Kelly Kirby, Owners: Kelly & Brian Kirby, Purpose: A request to Amend the Final Development Plan for Oxford Place to permit the construction of a two-story residential addition, including a ground level garage/ workroom, and screened porch.

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: Trinity West Homewood United Methodist Church
2. Date application filed: MARCH 15, 2023 3. Requested hearing date: April 4, 2023
4. Approval requested by this application
- ☐ Preliminary Development Plan
- ☐ Amendment to Preliminary Development Plan
- ☐ Final Development Plan
- ☒ Amendment to Final Development Plan
5. Applicant: Twin Construction Inc., David T. Siegel - President
- Phone: (205) 802-3920
- Address: 2907 Central Avenue, Ste. 105
6. Owner: Trinity United Methodist Church
- Phone: (205) 879-1737
- Address: 914 Oak Grove Rd
7. Attorney or authorized agent: Lisa Haggood, Chairperson of Trinity UMC Trustees
- Phone: _____
- Address: 311 Broadway Street
8. Engineer: _____
- Phone: _____
- Address: _____
9. Surveyor: Steven Gilbert
- Phone: (205) 956-7125
- Address: 5160 Scenic View Drive, Bham 35210

10. Development Address(s): 914 Oak Grove Rd
11. Tax map parcel number(s): 29-00-23-3-002-010.000
12. Acreage: 8.75 Acres 13. Zoning: I-2, INSTITUTIONAL 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: _____

Signature of authorized agent or attorney; _____

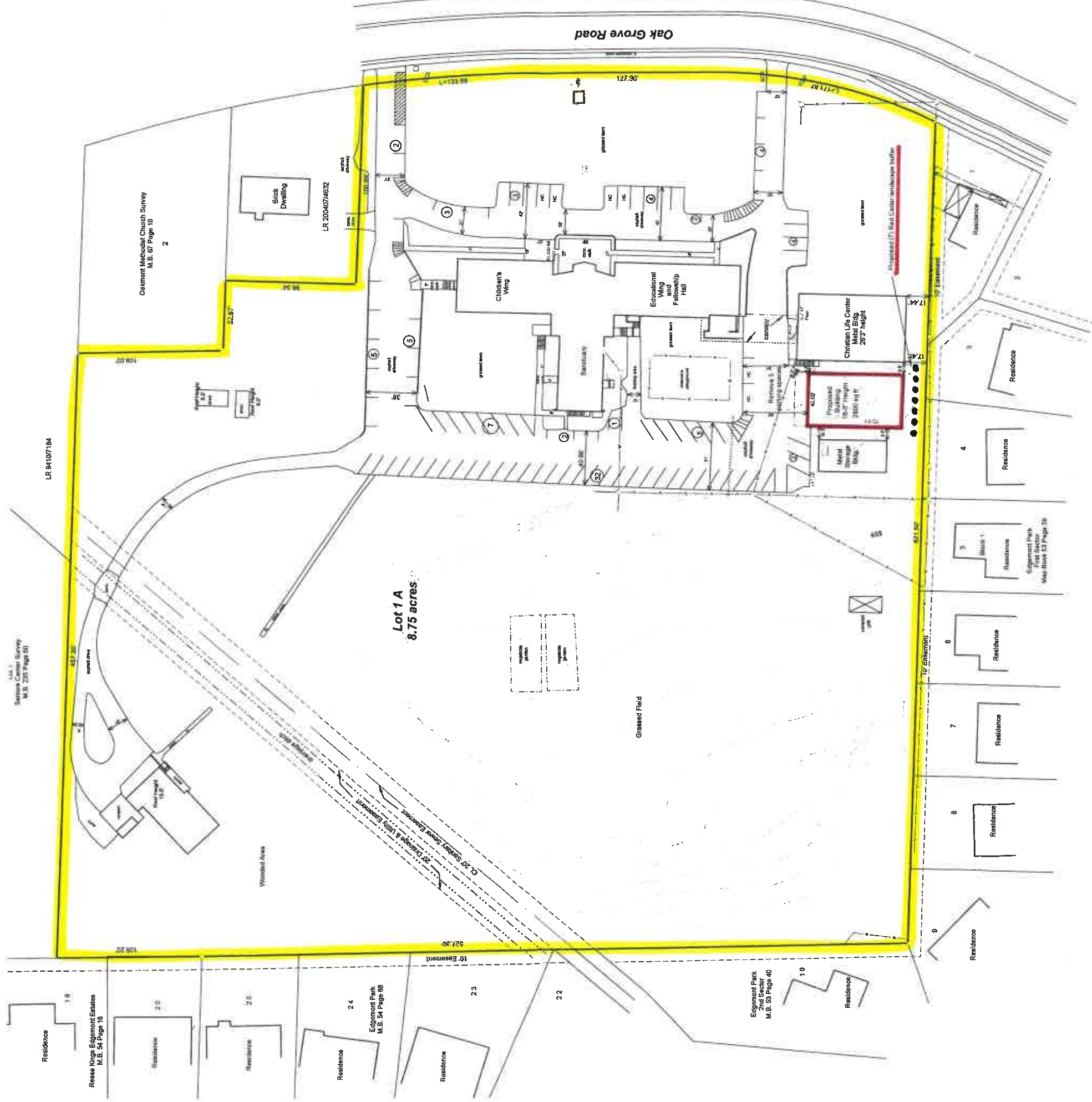
Signature of authorization by owner: _____

For City Use Only:

\$ 100.00 application fee received on MARCH 15, 2023 by receipt # —

Scheduled hearing date: APRIL 4, 2023

Application received by: FRED GOODWIN on MARCH 15, 2023



PLANNING COMMISSION CASE NO.
AD 22-04-01
Related Planning Commission Case No.
FO 18-07-02

Work will begin approximately 1 week after receiving permit and will last approximately 3 months.

Total number of required parking spaces: 23
Parking spaces pre-construction: 3
Parking spaces post-construction: 83

CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION ON:

_____, 2023

Zoning Administrator

FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:

_____, 2023

ZONING ADMINISTRATOR

FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:

_____, 2023

CHAIRMAN

_____, 2023

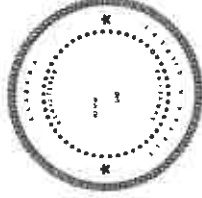
SECRETARY

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS surveying to the National Geodetic Survey (NGS) datum. The Alabama State Plane Coordinate, West Zone, Coordinates were obtained from the ALDOT CORS network.

I hereby certify that this survey and map were prepared in accordance with current requirements of the Standard for Practice of Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

August 25, 2021

Steven H. Gilbert
Steven H. Gilbert PLS 17507
5160 Soenic View Drive
Tomball, TX 77480
281-343-6376

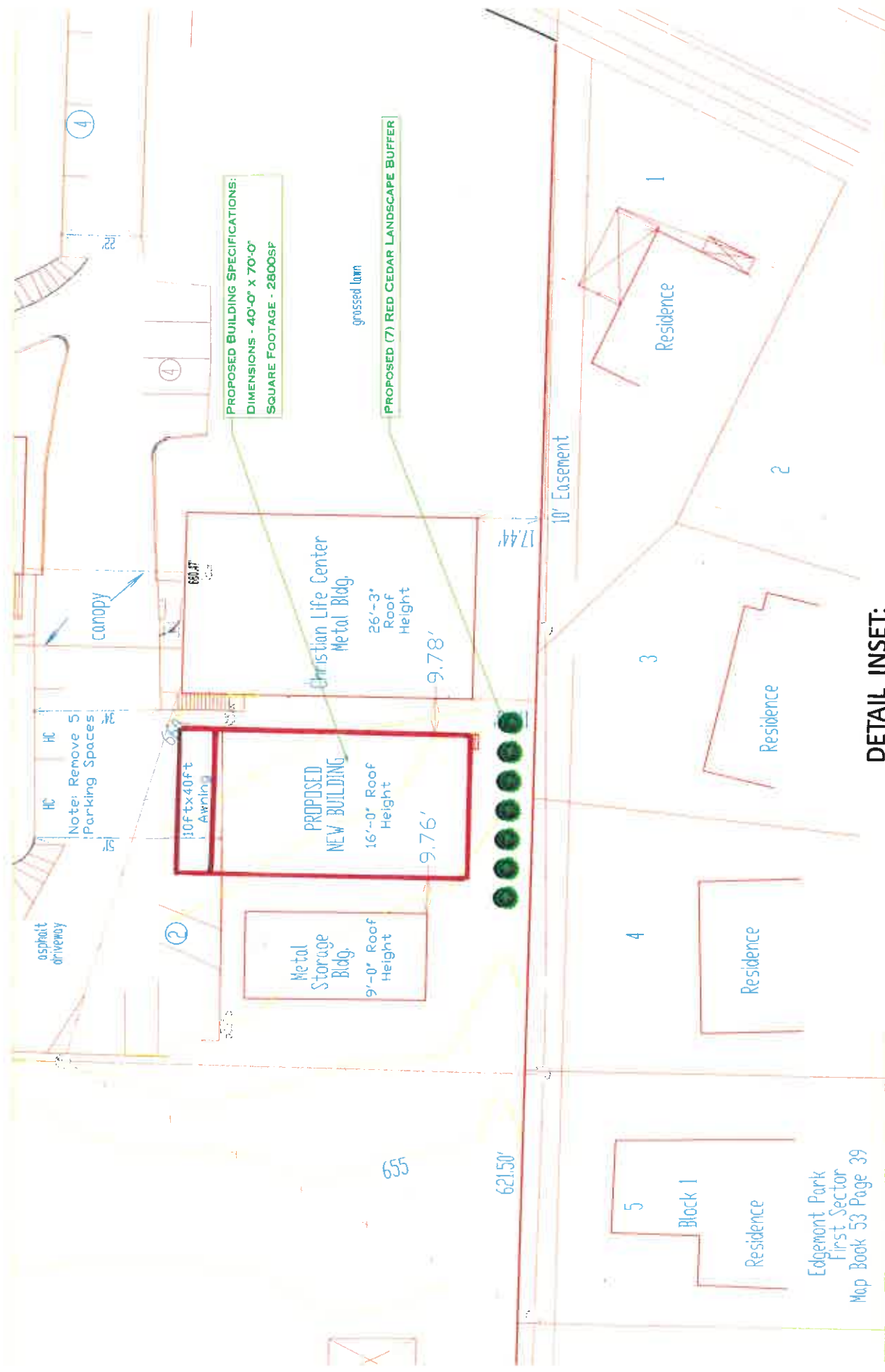


FINAL DEVELOPMENT PLAN PROPOSED BY OWNER ON: _____, 2023

CHAIRMAN of the Trustees of Trinity United Methodist Church

Amended Map
Oakmont United Methodist Church Resurvey
Map Book 177 Page 7

Amended Development Plan
Trinity West Homewood United Methodist Church
914 Oak Grove Road
Homewood, Alabama



AMENDED DEVELOPMENT PLAN

TRINITY WEST HOMEWOOD UNITED METHODIST CHURCH

(Case No. AD 23-04-01)



ILLUSTRATION OF PROPOSED METAL STORAGE BUILDING

AMENDED DEVELOPMENT PLAN

TRINITY WEST HOMEWOOD UNITED METHODIST CHURCH

(Case No. AD 23-04-01)

BUILDING SPECIFICATIONS:

DIMENSIONS – 40 ft. x 70 ft.

HEIGHT – 16 ft.

SQUARE FOOTAGE – 2,800 sf

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, April 4, 2023**. 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:

David Siegel / Twin Construction Company, Inc.

for a proposed subdivision plat of land owned by:

Trinity United Methodist Church (West Homewood)

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

914 Oak Grove Road

Parcel: 29-00-23-3-002-010.000

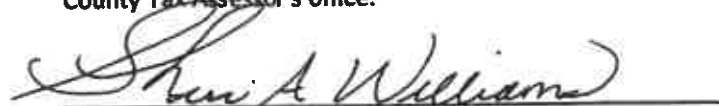
The proposal consists of an AMENDED DEVELOPMENT PLAN

Purpose:

A request for approval of an amendment to the Final Development Plan for Trinity West Homewood United Methodist Church to permit the construction of a one-story, 2,800 sq. ft. metal storage building and associated landscaping 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 one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before March 28, 2023, 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 23-04-01

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.

914 Oak Grove Road
CASE NO. AD 23-04-01
Amended Development Plan
Trinity West Homewood United
Methodist Church
Parcel # 29-00-23-3-002-010.000

HOMWOOD
SENIOR CENTER

TRINITY WEST HOMWOOD
UNITED METHODIST CHURCH

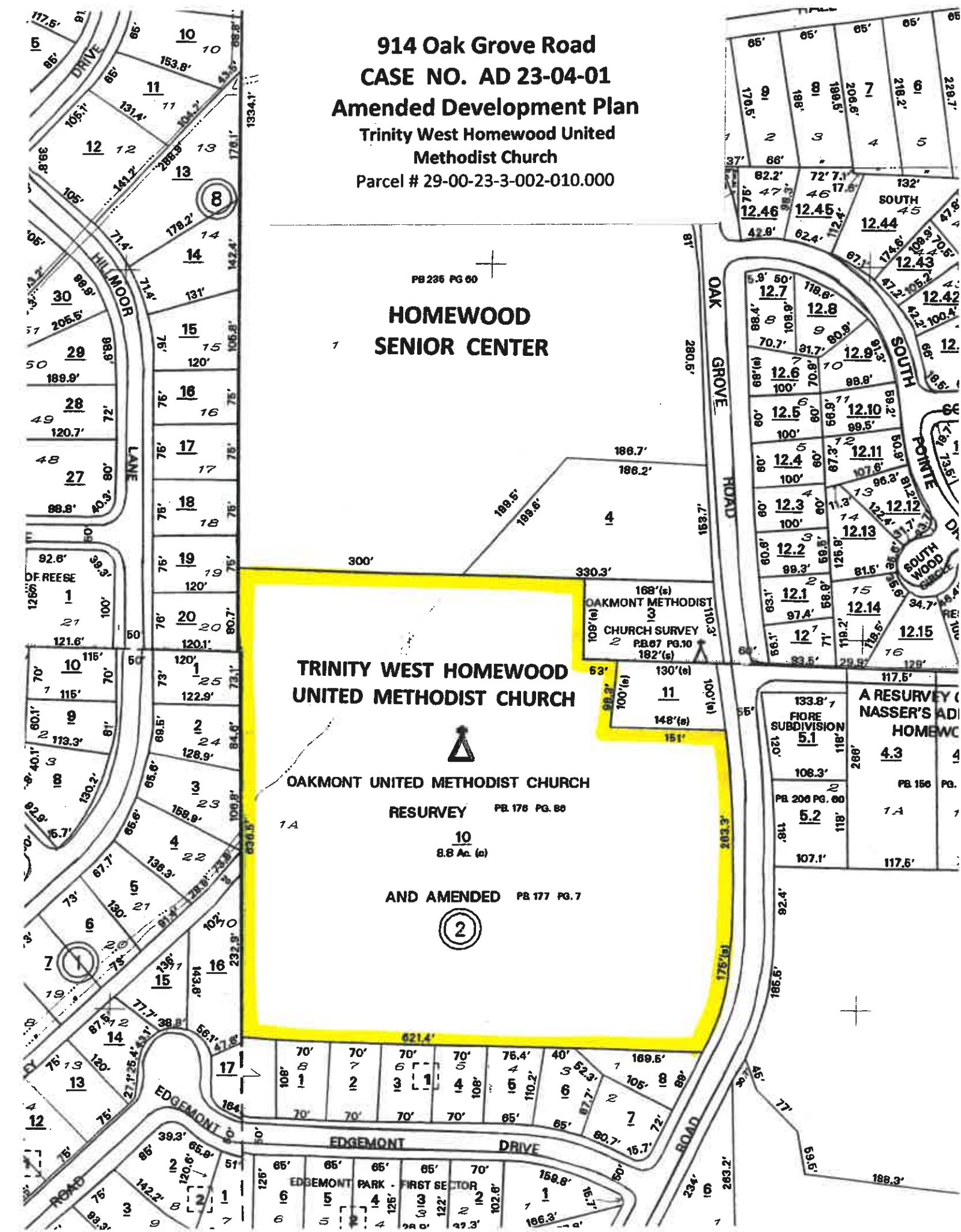
OAKMONT UNITED METHODIST CHURCH

RESURVEY PB 176 PG. 60

10
8.8 Ac. (±)

AND AMENDED PB 177 PG. 7

2



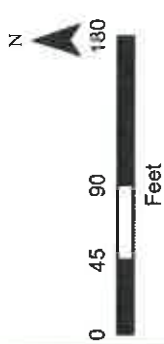
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Vicinity Map

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.

Parcels

Subject Property



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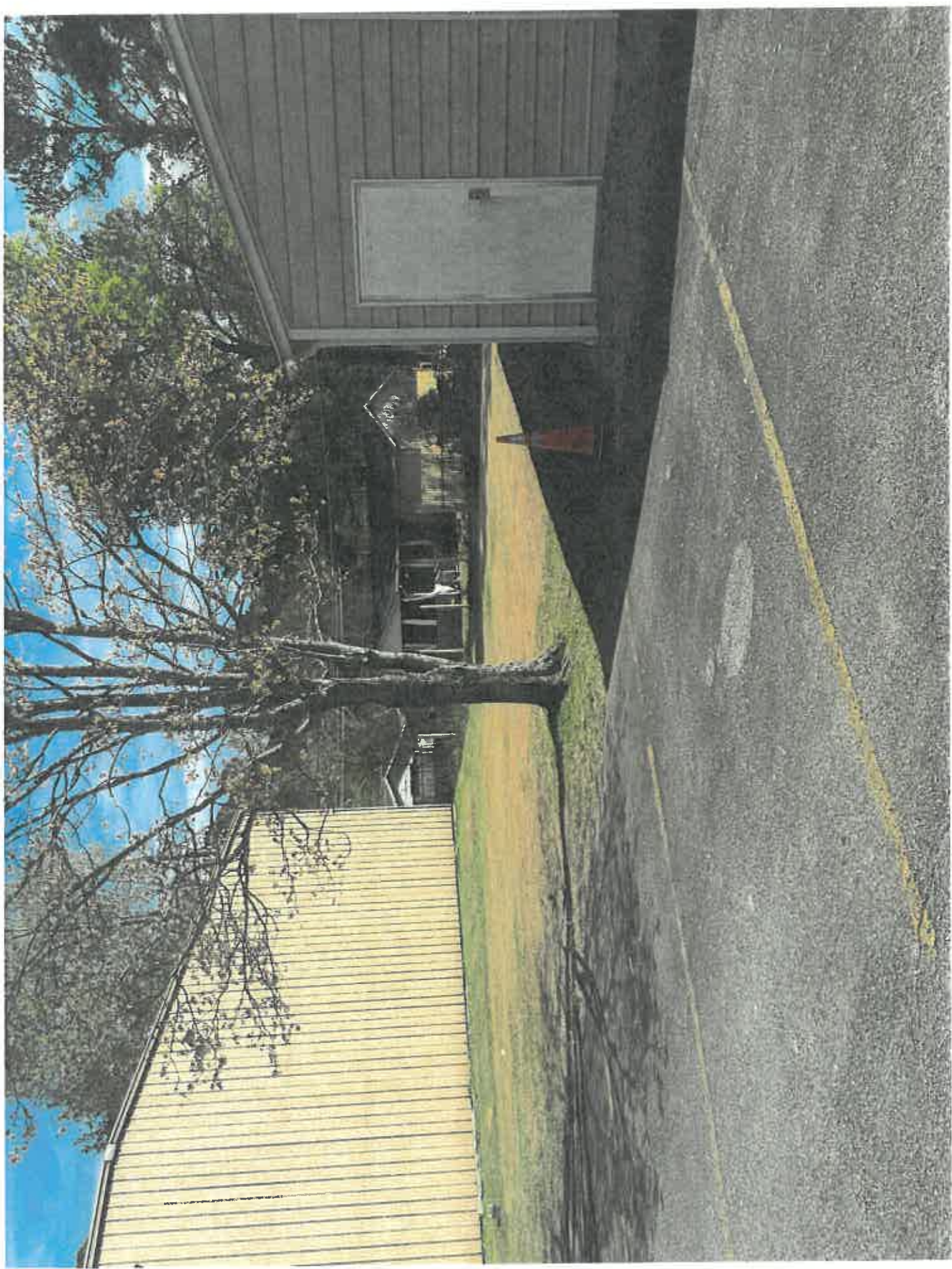


914 Oak Grove Rd-Bird's Eye View Looking South





View of construction site of proposed storage building looking south toward adjacent houses



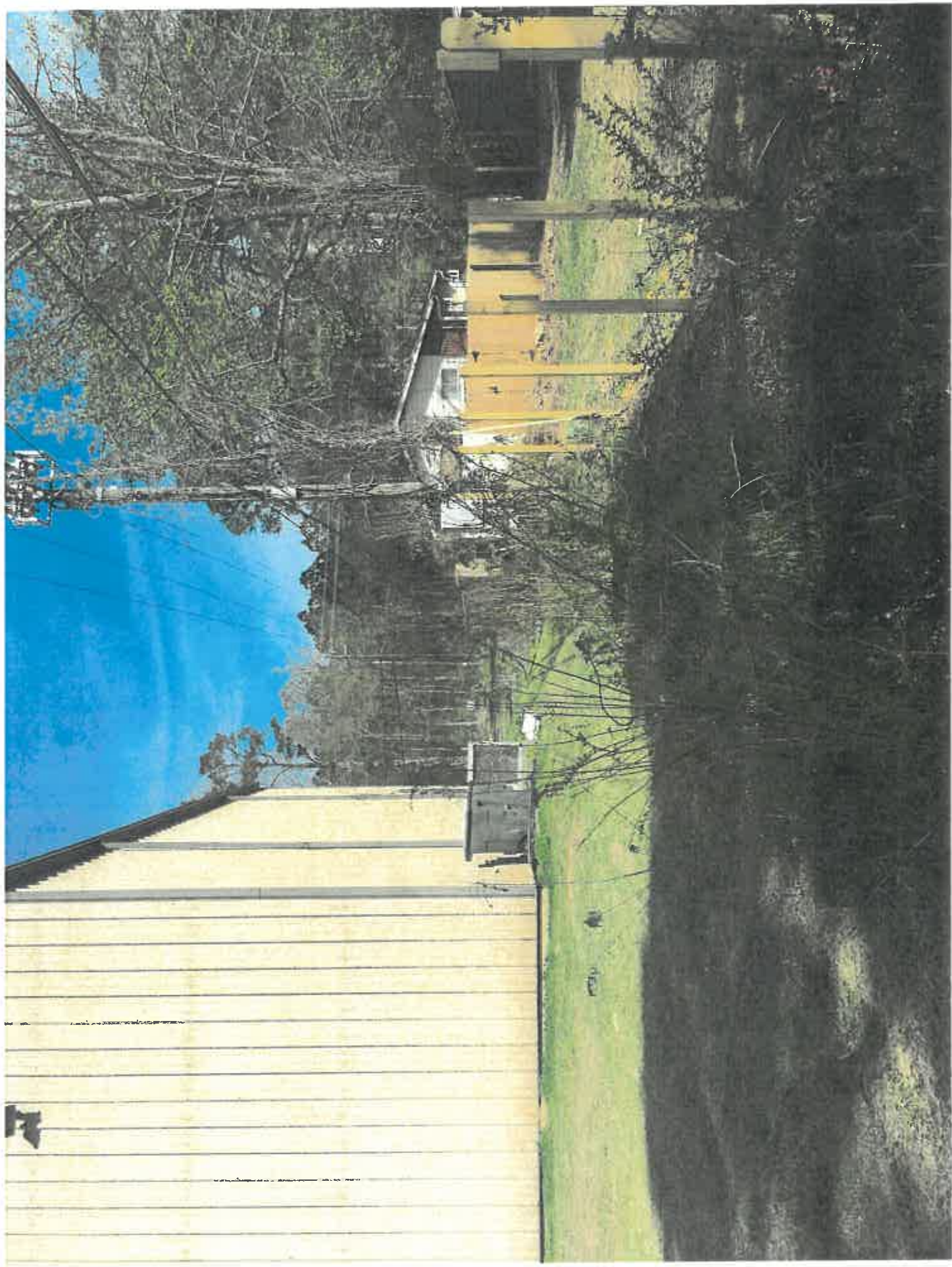
View of construction site of proposed storage building in relation to other existing buildings



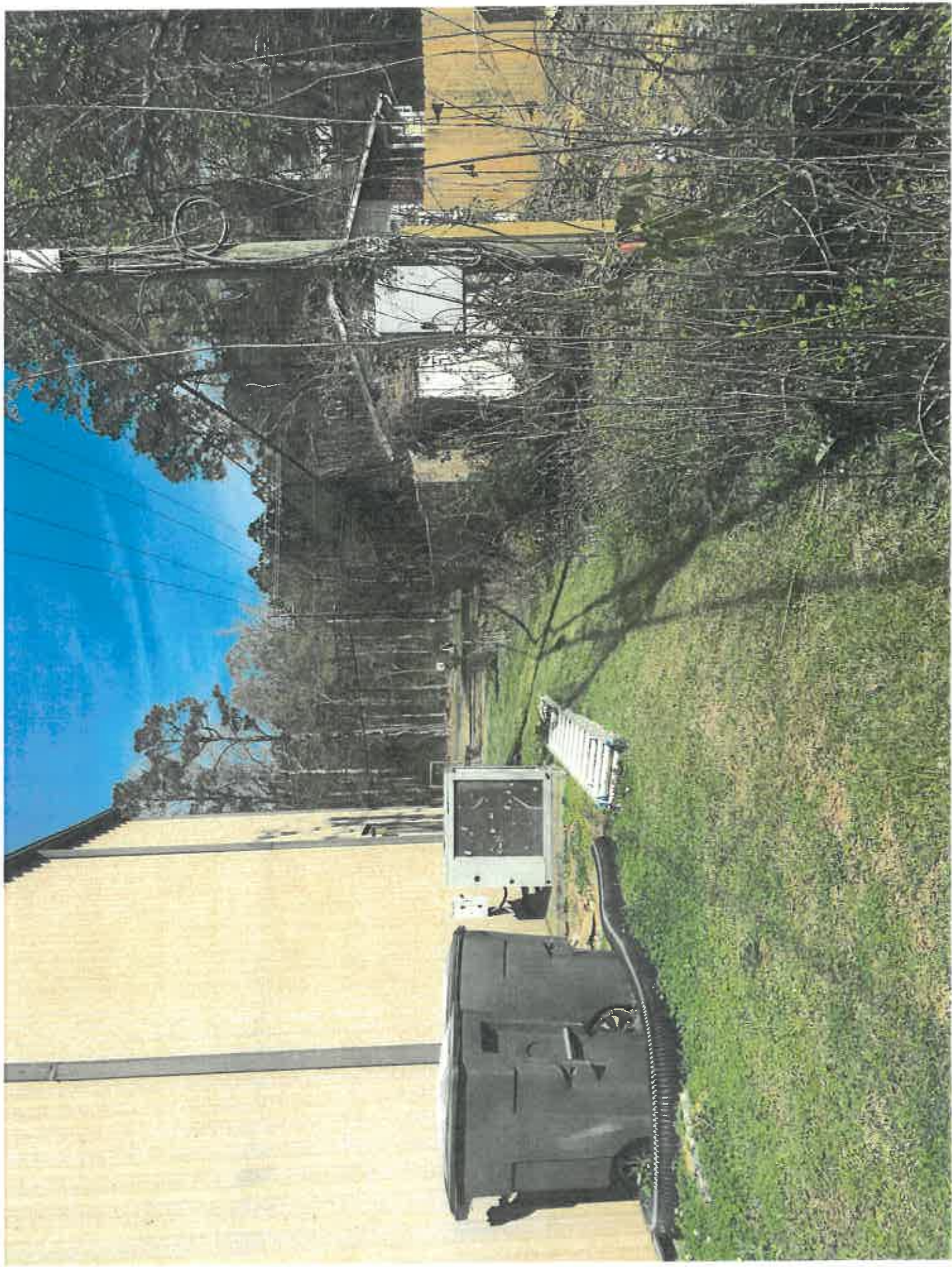
View of landscape buffer screening adjacent storage building approved in July 2018



View of southern edge of Church's property in relation to adjacent houses looking westward



Rear view of unscreened adjacent Christian Life Center building looking eastward



Rear view of unscreened adjacent Christian Life Center building looking eastward

EXCERPT FROM: ARTICLE V. DISTRICT DEVELOPMENT CRITERIA

foot side and rear setback. Total height shall be measured from the top of the lowest usable floor to the highest roof apex. (See also setbacks for garages and carports.)

(7) Accessory structure height not to exceed 25 feet.

(8) No accessory structure or detached garage shall exceed twenty-five (25) feet in height measured from the highest roof apex to the top of the lowest usable floor.

(Ord. No. 2722 § 1, 12-3-18; Ord. 2692, § 1, 04-09-2018; Ord. 2557, § 1, 04-27-15; Ord. 2510, §1, 12-16-13; Ord. 2479, §1, 02-11-13; Ord. 2472, §1, 10-12-12; Ord. No. 2459, § 1, 5-14-12; Ord. No. 2305 § 1, 9-18-2006)

Sec. E. Visibility.

No fence, wall, planting or structure shall be located so as to constitute a hazard to pedestrian or vehicular traffic on the public right-of-way.

Sec. F. Lighting and glare.

Direct or reflected light or glare shall not be produced so as to adversely affect the visibility or tend to interfere with the safety or welfare of persons located at or beyond any property line.

Sec. G. Buffer strip.

The following provisions shall apply to lots on which the construction of a new building is proposed. The provisions shall be enforced as part of the building permit approval process.

(1) Attached dwelling units in the R-5 or R-6 district, when adjacent to an existing detached dwelling unit or district; and not separated there from by a street or alley, shall provide and maintain in healthy growing condition, a buffer strip (as defined in Article II), along said property line or district boundary.

(2) All uses permitted in the Institution, Commercial and Business and Urban Renewal districts, when adjacent to an existing residence or residential district, and not separated there from by a street or alley, shall provide and maintain in healthy growing condition, a buffer strip (as defined in Article II) along said property line or district boundary.

(3) All uses permitted in the M-1 Light Manufacturing District, when adjacent to any district other than M-1, or any use other than those permitted in the M-1 District, and not separated therefrom by a street, shall provide and maintain in healthy growing condition, a buffer strip (as defined in Article II) along said property line or district boundary.

(4) Where the view from the adjoining district is blocked by a change in grade or other natural feature, a greenbelt may not be required. Where, because of intense shade or soil conditions, the planting screen cannot be expected to thrive, the Board of Adjustment may approve a substitute buffer.

(5) Buffer strips (as defined in Article II) required in the Mixed Use District shall be determined as part of the development plan review as required in the Mixed Use District zoning process.

(Ord. No. 2259, § 1, 07-25-2005)

Sec. H. Storage and dispensing of combustible and flammable liquids other than for sale.

Above ground storage: Outside above ground storage of gasoline, diesel fuel, kerosene and other hazardous liquids is prohibited within the city, except for use by municipal emergency vehicles. Temporary use of moveable tanks in conjunction with the dispensing of such liquids into the fuel tanks of motorized equipment on premises not normally accessible to the public is permitted only after written approval for such uses has been obtained from the Homewood Fire Department. Inside above ground

ARTICLE II. DEFINITIONS

When not inconsistent with the context, words used in the present tense include the future, the singular number includes the plural and the plural the singular. The word "building" shall include the word "structure" and the word "shall" is mandatory and not directory. Words and terms are defined as follows:

Accessory structures: A subordinate structure incidental to the primary use of the lot.

Accessory use: A use which is related but subordinate to the main use of the lot.

Alley: A public way less in width than a street, designed for the special accommodation of the property it reaches, and not intended for general travel.

Alteration and altered: The word "alteration" shall include any of the following:

- (a) Any addition to a building or structure.
- (b) Any change in the location of any of the exterior walls of a building or structure.

In addition to the foregoing, a building or structure shall be classified as altered when it is repaired, renovated, remodeled, or rebuilt at a cost in excess of fifty (50) percent of its value prior to the occurrence which necessitated the alteration.

Attached dwelling unit: A dwelling unit in a building which contains two (2) or more dwelling units.

Basement: That portion of a building between floor and ceiling, which is partly above and partly below grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling, provided, however, that the distance from grade to ceiling shall be at least four (4) feet six (6) inches.

Buffer strip: A vegetated strip of ground that is located within the property boundary and that meets all of the following criteria:

- (1) At its narrowest point, it has a level, horizontally measured width of ten (10) feet minimum; and
- (2) Its entire ground surface must remain unobstructed by manmade structures (except for approved fences and walls), pavement or any other impervious surface improvement; and
- (3) It must be so populated with plant materials that, within one (1) full calendar year after the date of installation of the plant material, the plant population provides a persistent, evergreen barrier that has a uniform distribution of foliage that is sufficiently dense so as to be impervious to transverse view from every vantage point located 0-to-6 feet in height along the longitudinal edges of the strip; and the plant population must be cultured and maintained so that, within three (3) full calendar years after the original date of installation of the plant material, the plant population is sufficiently dense so as to be impervious to transverse view from every point located 0-to-8 feet in height along the longitudinal edges of the strip. All vantage points shall be determined by vertical (plumb) measure taken from the relative point on the ground surface along said longitudinal edges; and
- (4) Its entire ground surface must be covered by an overstory of vegetation; and
- (5) Its entire ground surface must be covered by a layer of organic mulch, having a minimum thickness of four (4) vertical inches and being comprised of clean pine straw, shredded tree bark or other organic material approved by the city planner; and

(6) It must be adequately maintained so as to affect the continuing and satisfactory performance of its requisite functions as a buffer strip.

Building: Any structure having a roof supported by columns or walls.

Building, main: The principal building on a lot, including an attached garage, carport, porch or part thereof.

Building area: The portion of the lot which may be occupied by the main building and accessory structures.

Building height: The vertical extent of a building height. Limits do not apply to chimney flues and elevator bulkheads. Building height shall be measured from the first floor at the front door to the building highest top of parapet or ridge of the roof.

Building line: A line defining the distance from the property line or lines beyond which a structure may be built in compliance with this ordinance.

Clinic: An establishment, public or private, where there are no overnight facilities and where people are given examination, diagnosis and treatment as out-patients by physicians, dentists, optometrists or other members of the medical profession.

Cold Frame: An unheated outdoor apparatus consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold no more than thirty-two (32) square feet in area and four (4) feet in height

Community Garden: A lot(s) or parcel(s) of land managed and maintained by a non-profit organization, an association, or a group of individuals from multiple households to grow and to harvest food, crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption, or donation. Community Gardens may be divided into separate plots for cultivations by individuals, or may be farmed collectively by the members of the group, and may include common areas maintained and used by group members. A Community Garden does not include a garden or edible landscaping maintained by an individual or members from one household for personal use.

Community Garden Structure: A detached structure, the use of which is customary to community gardens.

Condominium: Individually owned attached dwelling units, situated on property which is owned and maintained by an association of residents, for their common use and benefit.

Day care center: Any child care facility receiving more than six (6) children for care.

Day care home: A child care facility which is a family home and which receives no more than six (6) children for care.

Detached dwelling unit: A dwelling unit which is the main building on a lot.

Dormitory: A structure other than a dwelling, designed, used or offered for residential occupancy, which is part of an institution, and serves only the members, students or employees thereof.