

Agenda
Homewood Planning Commission
Tuesday, April 5, 2022, 6:00 P.M. *
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209

Note: This meeting is being held as a joint in-person/on-line meeting. Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in person. If you prefer not to attend the meeting at Homewood City Hall, you may join on-line utilizing the following Zoom Link:

1st Option: Join on-line through your computer or app with this link:

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

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

3rd Option: Dial in by phone: 312-626-6799

Comments, in support or opposition to cases on the agenda, may be submitted 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.

Board Members

Stuart Roberts, Chairman

Brady Wilson, Vice Chairman

Jennifer Andress

Winslow Armstead

Brandon Broadhead

Patrick Harwell

John Krontiras

Gianl Respinto

Paige Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - March 1, 2022**
- IV. Communications/Reports from Chairman & Vice Chairman**

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.

V. Old Business

Carried Over from March 1, 2022 Meeting

Request to consider amending the City's Zoning Ordinance to include the Sign Ordinance and the Fence Ordinance.

VI. New Business

Case # RS 22-04-01, 1720, 1722 & 1726 28th Avenue South, Parcel ID#:28-00-07-3-011-001.000, 28-00-07-3-012-008.000 & 28-00-07-3-012-007.000,

Applicant: Schoel Engineering Company, Inc., Owner: 27th Terrace, LLC

Request for approval of a Resurvey combining 3 Parcels (3 Lots) and the vacated portions of 27th Terrace South and an unnamed alley into two lots to facilitate new commercial development.

VII. Adjournment

***NOTE:** Prior to the scheduled public hearing, a brief work session will be held for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

RS 22-04-01

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 1720, 1722 & 1726 28th Ave S
Date application filed: 2/9/22 Vacant lot(s)? No
Subdivision location: NW 1/4 of SW 1/4 Sec 7, 18S, 2W
Tax map Parcel LD. Number(s): 28-00-07-3-011-001.000, 28-00-07-3-012-008.000 & 28-00-07-3-012-007.000
Acreage: 1.255 Number of proposed lots: 2
Current Zoning: C-2 NEIGHBORHOOD SHOPPING DISTRICT Proposed land use: RETAIL
Activity requested by applicant: (please check as applicable)
Divide Property: _____ Move lot line(s): _____
Combine Property: X Other: _____
Applicant: Schoel Engineering Company, Inc. Owner: 27th Terrace LLC
Phone: (205) 313-1152 Phone: _____
Address: 1001 22nd Street South Address: 402 Office Park Dr. STE 150
Birmingham, AL 35205 Mountain Brook, AL 35223-2440
City, State Zip City State Zip

REDACTED

Signature of Applicant

Signature of Owner REDACTED

Registered Land Surveyor: Schoel Engineering Company Inc. - Mark Clark

Phone: (205) 313-1140

Address: 1001 22nd Street South

Birmingham, AL 35205
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on FEBRUARY 9, 2022
\$ 200.00 Application fee* received on 2/9/2022 by receipt # 321383

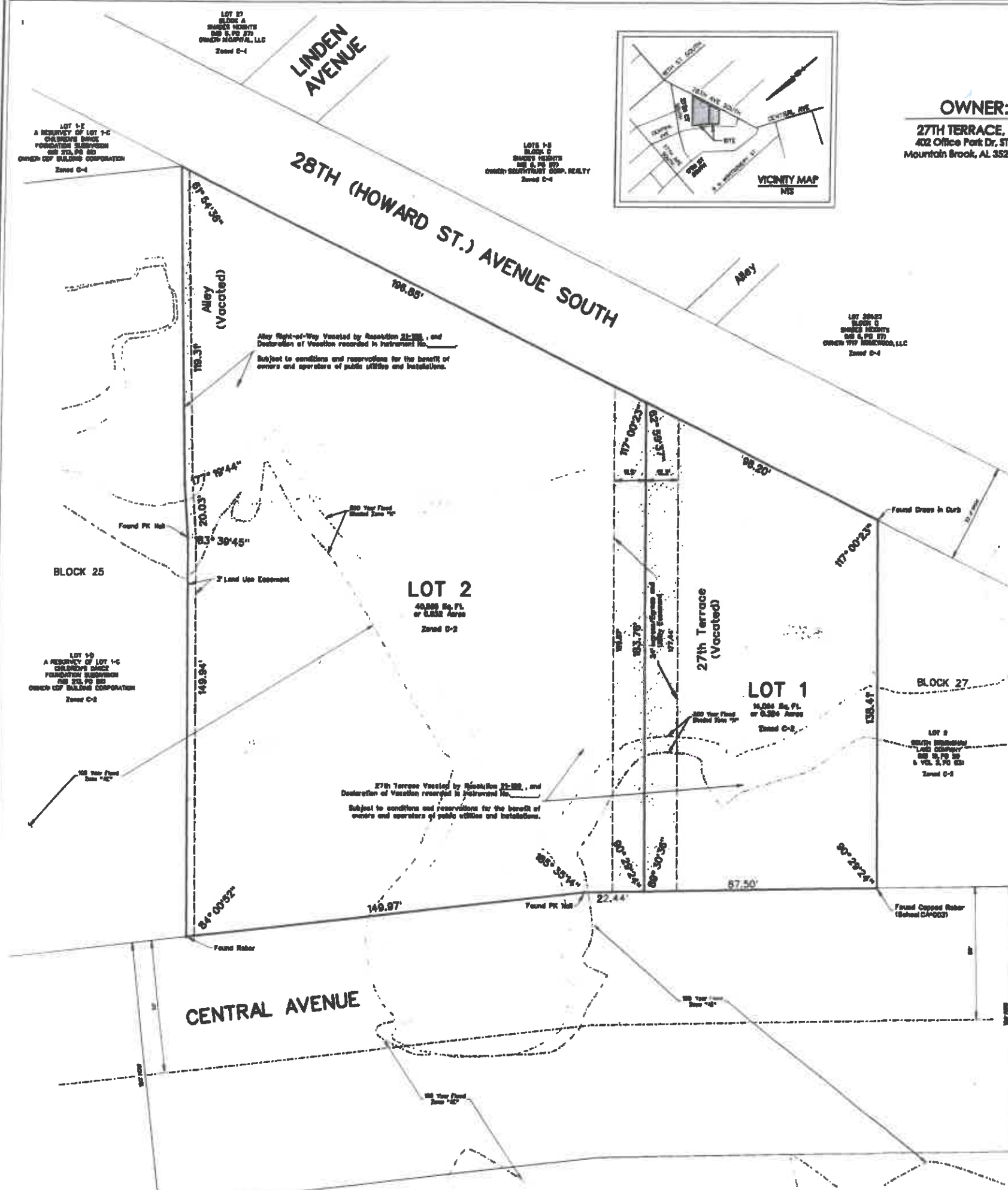
Application reviewed by Subdivision Administrator on _____

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



OWNER:
27TH TERRACE, LLC
402 Office Park Dr, STE 180
Mountain Brook, AL 35223-2440



STATE OF ALABAMA
JEFFERSON COUNTY

I, Mark W. Clark, a Registered Professional Land Surveyor in the State of Alabama and 27th Terrace, LLC, 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 27th Terrace Resurvey showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and the names of 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 South Birmingham Land Company as recorded in Volume 3, Page 33 and Map Book 19 Page 33, and Central Avenue as recorded in Map Book 19, Page 33, in the office of the Judge of Probate of Jefferson County, Alabama and being situated in the Northwest 1/4 of the Southwest 1/4 of Section 10 Township 10 South, Range 2 East, Jefferson County, Alabama and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points) and curve points as shown and designated by said iron pin or other appropriate monumentation on said plat or map. This survey and drawing of the parcel described herein, were made by individuals under my supervision based on topographic and information in accordance with generally 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.

SCHOOL ENGINEERING COMPANY, INC.



Mark W. Clark, Alabama License No. 19891

27th Terrace, LLC, Owner

198 Michael J. Maurer
1984 President

STATE OF ALABAMA
JEFFERSON COUNTY

I, Michael J. Maurer, 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 and acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as said Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2022.



Notary Public
My Commission Expires:

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Michael Maurer, whose name as President of 27th Terrace LLC, is signed to the foregoing certificate, and who is known to me and acknowledged before me on this date that, being 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 _____, 2022.

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 Testing Administrator

DIRECTOR OF ENVIRONMENTAL SERVICES

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewerage system. 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:
- The purpose of this survey is to resurvey 3 lots, 27th Terrace, and an unnamed alley into 2 new lots.
 - This property is located within the 100 year flood area and is in Zone "AE" (Area subject to inundation by the 1% chance annual flood - base flood elevations determined) as shown on the National Flood Insurance Program "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 255 of 255, Map Number 01073C0000 dated September 24, 2021, as published by the Federal Emergency Management Agency.
 - The gross land area of Lot 1 is 0.384 acres or 16,664 sq ft and Lot 2 is 0.632 acres or 27,392 sq ft.
 - Unless otherwise noted, all property corners shown are 6/8" rebar with a white Engineering Company cap (ENH003).
 - Mark W. Clark can be contacted by telephone at (205) 313-1140 or by email at mclark@schodel.com.

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Surveying | Planning & Modeling

SCHODEL

1501 2nd Street North
Birmingham, Alabama 35203
205.323.0700 | 205.323.1201
schodel.com

**27TH TERRACE RESURVEY
HOMEWOOD, ALABAMA**

BEING A RESURVEY OF LOT 1 AND LOT 3, VOLUME 3, PAGE 83 AND MAP BOOK 19, PAGE 207;
UNNUMBERED LOT, CENTRAL AVENUE TO HOMEWOOD (MAP BOOK 70, PAGE 26)
& PORTIONS OF VACATED RIGHTS-OF-WAY
SITUATED IN THE N.W. 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 9, 2022
DRAWN BY: WJM
CHECKED BY: JMB
FIELD BOOK: 031763185
FIELD CREW: TJM
FILE NAME: 21293_Final Plat
02/21/2022/WJM/Final Plat

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at **6:00 P.M., on Tuesday, April 5, 2022**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

The purpose of the hearing is to receive public comments on an application submitted by:

Schoel Engineering Company, Inc.

for a proposed subdivision plat of land owned by:

27th Terrace, LLC

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

1720, 1722 & 1726 28th Avenue South (Former Valley Mall)

Parcels: 28-00-07-3-011-001.000 28-00-07-3-012-008.000 28-00-07-3-012-007.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey combining 3 Parcels (3 Lots) and the vacated portions of 27th Terrace South and an unnamed alley into two lots to facilitate new commercial development.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. The protest must be signed by the property owner making such protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before **March 28, 2022**, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.

Cale Smith, PE

Director, Engineering & Zoning Department

PC CASE # RS 22-04-01

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

1st Option:

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

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

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

2nd Option:

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

Meeting #: 883 5766 5513

Passcode: 514257

3rd Option:

Dial in by phone: 312-626-6799

Comments, in support or opposition to cases on the agenda, may be submitted 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 board's members for their consideration. Please reference the case number or address in your comments.

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

The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

1720, 1722 & 1726 28th Ave. So.

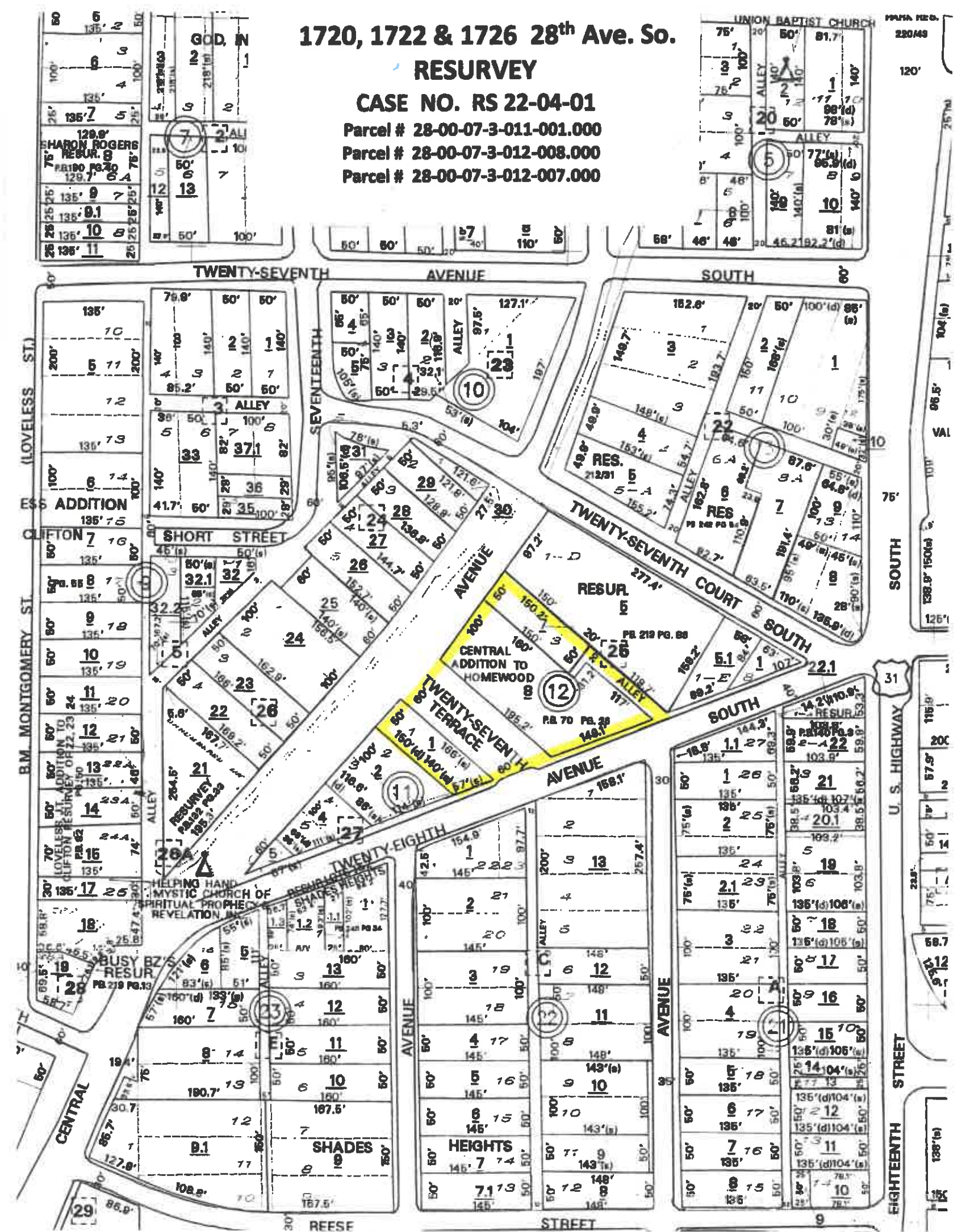
RESURVEY

CASE NO. RS 22-04-01

Parcel # 28-00-07-3-011-001.000

Parcel # 28-00-07-3-012-008.000

Parcel # 28-00-07-3-012-007.000



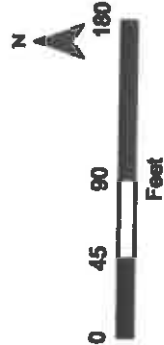
City of Homewood
PC Case Map

1720, 1722 & 1726
28th Ave. S

RS 22-04-01

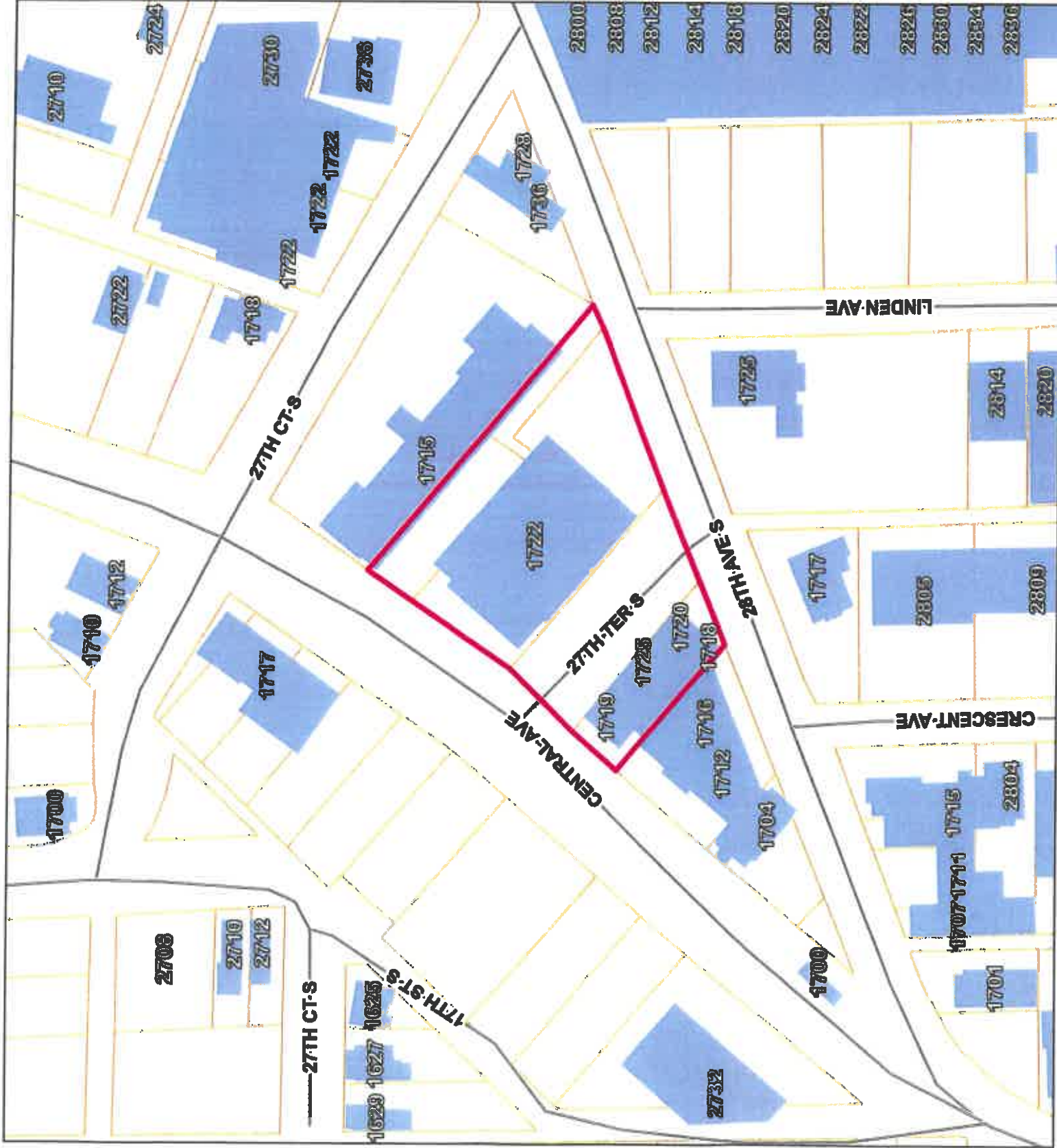
Vicinity Map

- Building Footprint
- Parcels
- Subject Property

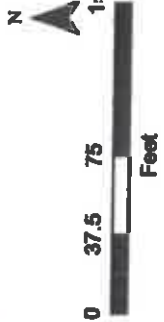


THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GENERAL
INFORMATION AND ORIENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE
CALL ZONING OFFICE TO CONFIRM ZONING.
332-6828



Parcels
Subject Property



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333-6828

1720, 1722 & 1726 28th Ave S- Bird's Eye View

