

Agenda
Homewood Planning Commission
Tuesday, April 6, 2021, 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. If you prefer not to attend the meeting at Homewood City Hall, you may join on-line utilizing the following Zoom Instructions:

How to Join:

1st Option: Join on-line through your computer or app with this link: <https://zoom.us/j/84301426590>. 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 #:843 0142 6590

3rd Option: Dial In by phone: 253-215-8782

For those items that allow public comment: If joining on-line, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. 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.

Board Members

Stuart Roberts, Chairman Pro Tem

Brady Wilson

Jennifer Andress

Winslow Armstead

Brandon Broadhead

Patrick Harwell

John Krontiras

Giani Respinto

Paige Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Recommendations of Nominating Committee**
- IV. Election of Chairman and Vice Chairman**
- V. Minutes Approval - March 2, 2021 Meeting**
- VI. Communications/Reports from Chairman & Vice Chairman**
- VII. Old Business - None**

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 BEZ Department at (205) 332-6800.

VIII. New Business

1. Case # RS 21-04-01, 260 Oxmoor Road; Parcel ID: 29-00-14-3-004-008.000 Applicant: Chelsey Payne & Massey, Stotser & Nichols, PC, Property Owners: ADMA, Inc. Request for approval of a Resurvey subdividing 1 Parcel (1 Lot) into 2 Parcels (2 Lots) to facilitate new commercial construction.
2. Case #RZ 21-04-02, 260 Oxmoor Road; Parcel ID: 29-00-14-3-004-008.000 Applicant: Chelsey Payne & Massey, Stotser & Nichols, PC, Property Owners: ADMA, Inc. A request to Rezone the northern portion of the subject property from GURD (Greensprings Urban Renewal District) to a C-5 (General Business District) zoning classification to permit the proposed construction of a 91,400 sq. ft. three-story storage facility.
3. Case # RS 21-04-03, 316 & 320 Sterrett Avenue; Parcel ID's: 29-00-14-4-002-032.021 & 29-00-14-4-006-011.000 Applicant: Ronald Vant Erve, Property Owners: Ronald Vant Erve & Charles A. Williams Request for approval of a Resurvey to adjust the property line between two adjacent lots resulting in the allotment of additional footage to each of the two lots in order to accommodate existing site improvements.
4. Case # RZ 21-04-04, 316 & 320 Sterrett Avenue; Parcel ID's: 29-00-14-4-002-032.021 & 29-00-14-4-006-011.000 Applicant: Ronald Vant Erve, Property Owners: Ronald Vant Erve & Charles A. Williams A request to rezone two strips of land resulting from a land swap between two adjacent lots to the respective zoning classifications of each individual lot: i.e. from NPD (Neighborhood Preservation District) to PR-1 (Planned Residential District), and from PR-1 (Planned Residential District) to NPD (Neighborhood Preservation District).

IX. Presentations/Communications to the Board

X. 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.

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RS 21-04-01

**Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION**

Physical Address: 260 OXMOOR ROAD HOMEWOOD AL 35209
Date application filed: FEB. 4, 2021 Vacant lot(s)? NO
Subdivision location: SITUATED IN THE SW 1/4 OF SECTION 14, TWP 18 SOUTH, RANGE 3 WEST
Tax map Parcel I.D. Number(s): 29-00-14-3-004-008,000
Acreage: 3.63 AC. Number of proposed lots: 2
Current Zoning: GURD (GREENSPRINGS URBAN RENEWAL DISTRICT) Proposed land use: COMMERCIAL
Activity requested by applicant: (please check as applicable)
Divide Property: X Move lot line(s): _____
Combine Property: _____ Other: _____
Applicant: CHESLEY P. PAYNE (MASSEY, STOTSER & NICHOLS, PC) Owner: ADMA, INC
Phone: _____ Phone: _____
Address: 1780 GADSDEN HIGHWAY Address: 260 OXMOOR ROAD
BIRMINGHAM AL 35235 HOMEWOOD AL 35209
City State Zip City State Zip
Chesley Payne Mike Patel
Signature of Applicant Signature of Owner
Registered Land Surveyor: STEVEN M. ALLEN PLS 12944
Phone: 205 663-4251
Address: 9378 HWY 119, SUITE B
ALABASTER AL 35007
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on FEBRUARY 4, 2021
\$ 200.00 Application fee* received on FEB. 11, 2021 by receipt # 321351
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

"PURPOSE OF SUBDIVISION"

THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE ONE LOT INTO TWO LOTS FOR COMMERCIAL USE

A RESURVEY OF LOT 5
GRAHAM & SHADER'S 2ND SECTOR
TO RED MOUNTAIN PARK

AS RECORDED IN MAPBOOK 85, PAGE 28,
IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA
TOTAL ACRES BEING RESURVEYED IS 3.982 ACRES
SITUATED IN THE SW 1/4 OF SECTION 14, TWP 18 SOUTH, RANGE 3 WEST
JEFFERSON COUNTY ALABAMA
DATED 1-6-21



CONTACT
ADMA, INC.
205 209-1727

PREPARED FOR:
PED NO. 28 00 14 3 004 008.000
OWNER: ADMA, INC.
3547 EAST STREET
VESTALIA, AL. 35213

PREPARED BY:
ALLSURY, LLC
9378 HWY 119
SUITE B
ALABASTER, AL. 35007
205 663-4251

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, STEVEN M. ALLEN, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND ADMA, INC., OWNER(S), HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE AT THE INSTANCE OF SAID OWNER(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "A RESURVEY OF LOT 5, GRAHAM & SHADER'S 2ND SECTOR TO RED MOUNTAIN PARK" SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLE OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER(S) FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWINGS 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.

BY: _____ DATE: _____
STEVEN M. ALLEN PLS NO. 12944

BY: _____ DATE: _____
OWNER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, _____ the undersigned, as Notary Public in and for said County in said State, hereby certify that S.M. ALLEN, whose name is signed to the foregoing instrument as Surveyor, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the ____ day of _____, 2021

BY: _____ My Commission expires _____
Notary Public

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, _____ the undersigned, as Notary Public in and for said County in said State, hereby certify that _____, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the ____ day of _____, 2021

BY: _____

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENTS BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

FINAL PLAT APPROVED BY RESOLUTION OF THE HONOLULU PLANNING COMMISSION ON: _____ 2021.

APPROVED FOR RECORDING:

CHAIRMAN _____ SECRETARY _____

ZONING ADMINISTRATOR _____

LOT 10-B, RESURVEY OF LOT 10, GRAHAM & SHADER'S 5TH SECTOR TO RED MOUNTAIN PARK AS RECORDED IN MAPBOOK 116, PAGE 34

RYON'S PROPERTIES, LLC
201 VULCAN RD.
HOMERWOOD, AL. 36209
ZONED C-3

LOT 10-B

LOT 5-A

66801 Sq. Feet
1.927 Acres

LOT 5-B

66387 Sq. Feet
1.903 Acres

NOTES

- Unless otherwise shown or stated, all easements shown herein are for storm sewers, sanitary sewers, public utilities, or ingress and egress, and are to serve property both within and without this subdivision.
- This entire property is located in Flood Zone _____ as shown on the latest Federal Insurance Rate Maps (Panel Number 01079C02504-1), dated 08-03-2010.
- This property is zoned GURD
- Source of this is BOOK LR200714 PAGE 11697

ALLSURY, LLC
S.M. ALLEN PLS 12944
9378 HWY 119
SUITE B
ALABASTER, AL. 35007
PHONE 205 663-4251

SHEET NO. _____
OF _____

CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Wyatt Pugh, 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 6, 2021. 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. As an option, the Public Hearing is also being held as an on-line Zoom 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:

Chelsey Payne / Massey, Stotser & Nichols, PC

for a proposed subdivision plat of land owned by:

ADMA, Inc.

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

260 Oxmoor Road

Parcel: 29-00-14-3-004-008.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey subdividing 1 Parcel (1 Lot) into 2 Parcels (2 Lots) to facilitate new commercial construction

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 March 30, 2021 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 office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-04-01

Instructions: If you choose to participate in the meeting via Zoom, please follow the instructions below:

1st Option:

Join on-line through your computer or app with this link: <https://zoom.us/j/84301426590>

(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 #: 843 0142 6590

3rd Option:

Dial In by phone: [253-215-8782](tel:253-215-8782)

If joining on-line, for those items that allow public comments, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

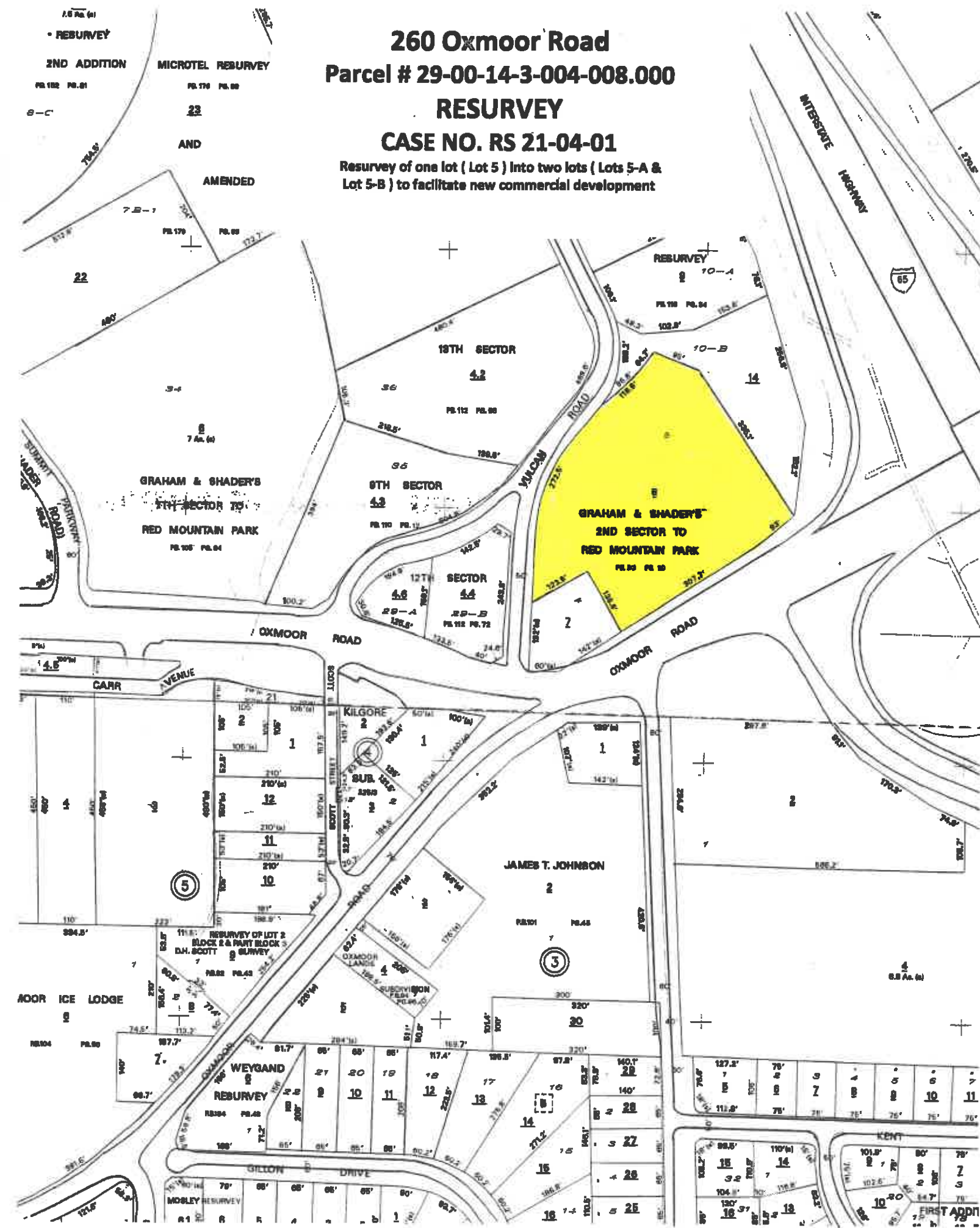
Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

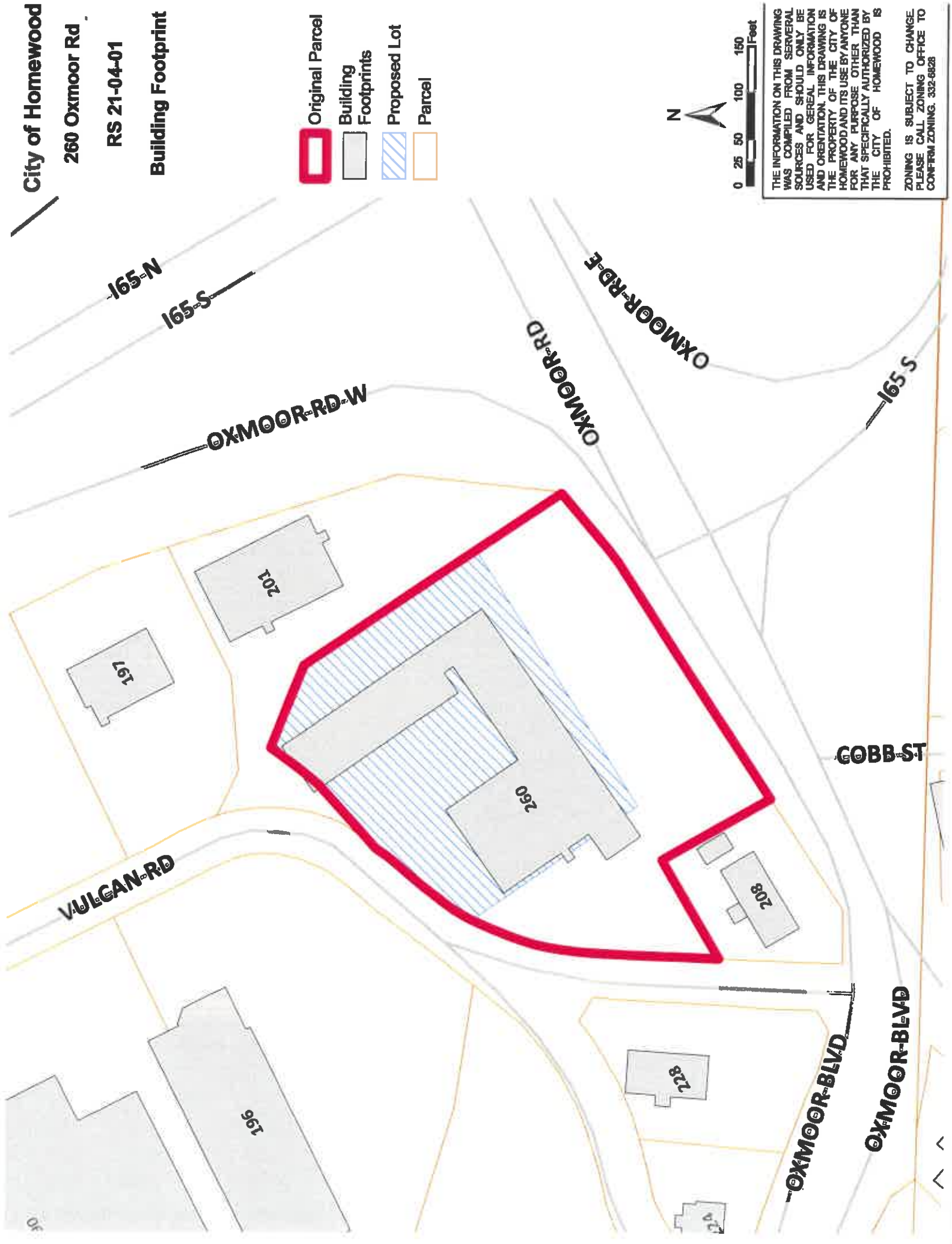
260 Oxmoor Road
Parcel # 29-00-14-3-004-008.000

RESURVEY

CASE NO. RS 21-04-01

Resurvey of one lot (Lot 5) Into two lots (Lots 5-A & Lot 5-B) to facilitate new commercial development





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. 332-8828

Proposed Lot
Original Parcel
Parcel

N

0

25

50

100

150

Feet

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260 Oxmoor Rd – Bird’s Eye View



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

FEBRUARY 12, 2021

1. Date application filed: OCTOBER 7, 2020 Requested hearing date: APRIL 6, 2021
2. Applicant: CHESLEY P. PAYNE (MASSEY, STOTSER & NICHOLS, PC)
- Phone (s): (give several Phone Numbers) Direct: _____ Facsimile: _____ Main: _____
- Address: 1780 GADSDEN HIGHWAY BIRMINGHAM AL 35235
City State Zip
3. Owner: ADMA, INC
- Phone(s): _____ Email: _____
- Address: 260 OXMOOR ROAD HOMEWOOD AL 35209
City State Zip
4. Attach/give a complete legal description: SEE ATTACHED RESURVEY MAP
5. Property location: Part of 260 Oxmoor Road, Homewood, AL 35209
6. Tax Map Parcel I.D. Number(s): Part of Parcel #: 29 00 14 3 004 008.000 (Northern Portion of the property)
7. Acreage: 1.9927 ACRES
8. Existing Zoning: GURD Existing land use: HOTEL
9. Proposed Zoning: C-5 Proposed land use: CLASS-A SECURED LIMITED ACCESS CLIMATE CONTROLLED SELF STORAGE
10. Check all required submissions with this application:
- ☐ Application fee
- ☒ Reason for the request
- ☒ Legal description of the subject property
- ☐ Availability of required utilities
- ☐ Site plan or preliminary development plan (as required)
- ☐ Proffer of rezoning conditions (if any)

Signature of Applicant: _____

Signature of authorization by Owner: _____

FOR CITY USE ONLY

\$ _____ application fee received on _____ by Receipt # _____

Application received by: FRED GOODWIN on FEBRUARY 12, 2021

LEGAL DESCRIPTION

Description of property requested to be rezoned

to C-5 (General Business District)

CASE No. RZ 21-04-02

DESCRIPTION PROPOSED LOT 5-A

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 5, GRAHAM AND SHADER'S 2ND SECTOR TO RED MOUNTAIN PARK, AS RECORDED IN MAPBOOK 93, PAGE 20, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY ALABAMA; THENCE RUN S 64-02'45" E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 5 FOR 94.95'; THENCE RUN S 34-23'07" E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 5 FOR 221.73; THENCE RUN S 55-31'29" W FOR 337.38'; THENCE RUN N 34-28'02" W FOR 200.99' TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF VULCAN ROAD; SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17-33'39" AND A RADIUS OF 412.91'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 126.55' TO THE END OF SAID CURVE; THENCE RUN N 41-03'32" E, ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 FOR 118.80' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14-56'41" AND A RADIUS OF 248.22'; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID LOT LINE FOR 64.74' TO THE POINT OF BEGINNING, CONTAINING 1.9927 ACRES.



MASSEY, STOTSER & NICHOLS, PC
ATTORNEYS
www.masattorneys.com

STATEMENT OF INTENT

City of Homewood
2850 19th Street South
Homewood, Alabama 35209

Re: Rezoning of current Hotel property at 260 Oxmoor Road, Homewood, AL 35209

Dear Sir/Madam:

The owners of this property intend to redevelop this property by constructing three separate structures. The first structure will be a Class-A, Secured, Limited Access, Ultra-Modern, State of the Art, Climate Controlled Storage Facility. The storage facility will be designed and constructed exactly as depicted in the renderings attached to these application documents. The second and third structures will be a commercial retail center with a focus on obtaining a mix of high-quality retail and restaurant businesses. Our intent is to create a space that will have positive effects on this parcel and the surrounding area.

The property is more particularly described as:

LOT 5 GRAHAM & SHADERS 2ND SECTOR TO RED MOUNTAIN PARK

Tax Parcel I.D.: 29 00 14 3 004 008.000

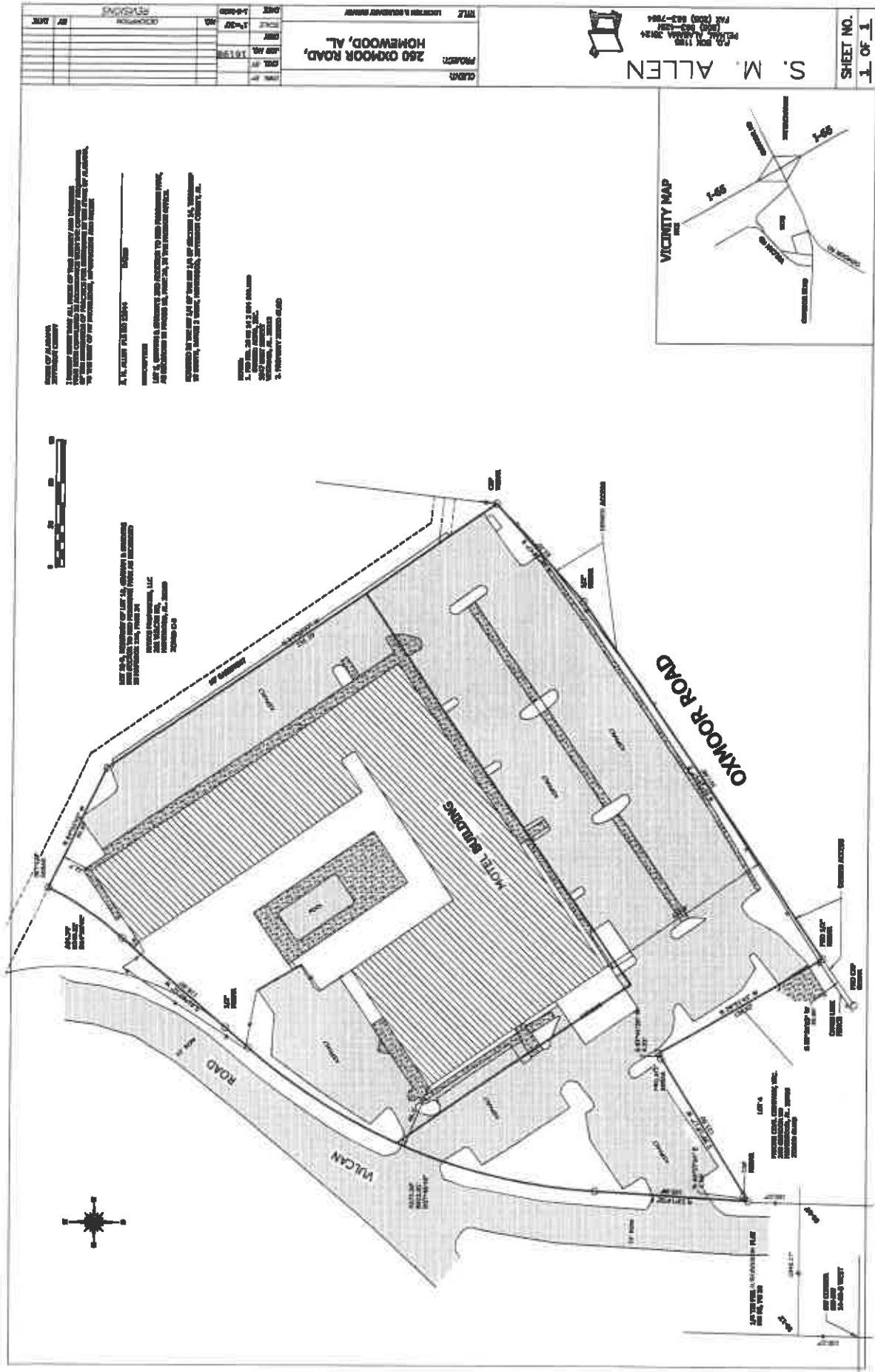
Dated this 15th day of October, 2020.


Chesley Payne (Applicant)


Mike Patel (Owner)

Chesley P. Payne Partner

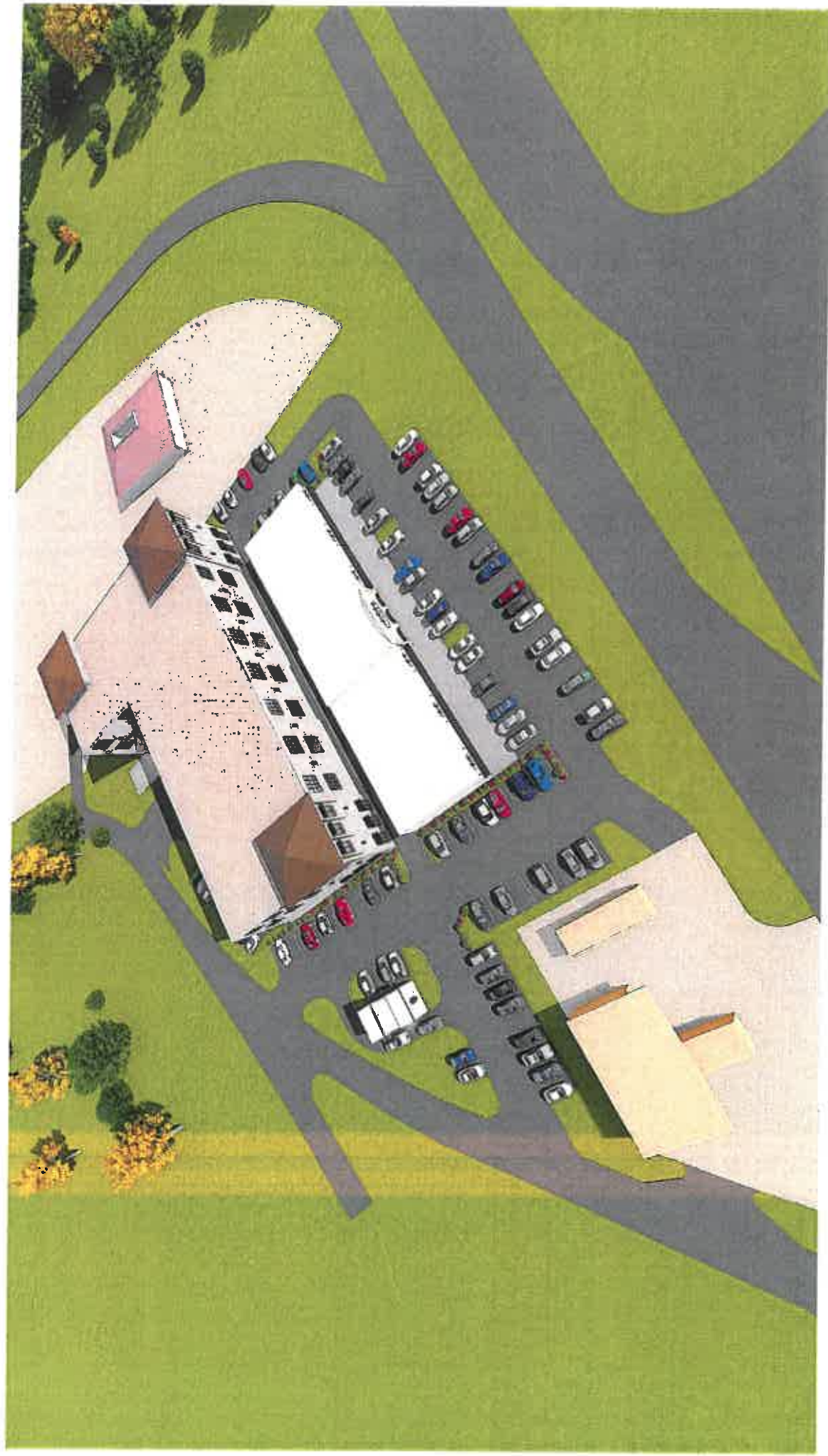
1780 Gadsden Highway Birmingham, Alabama 35235

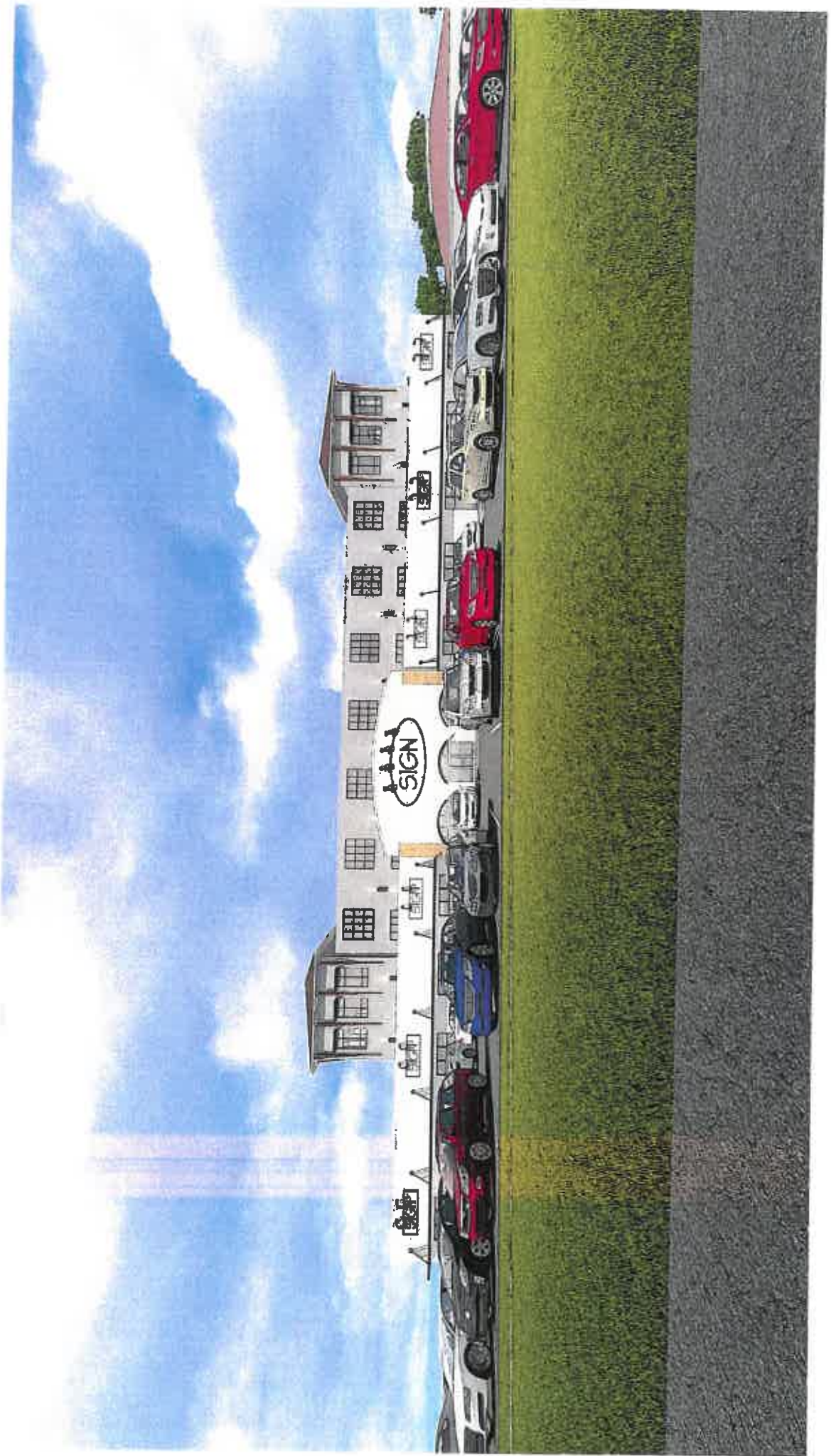


Requested Rezoning of 260 Oxmoor Road / Case No. RZ 21-04-02

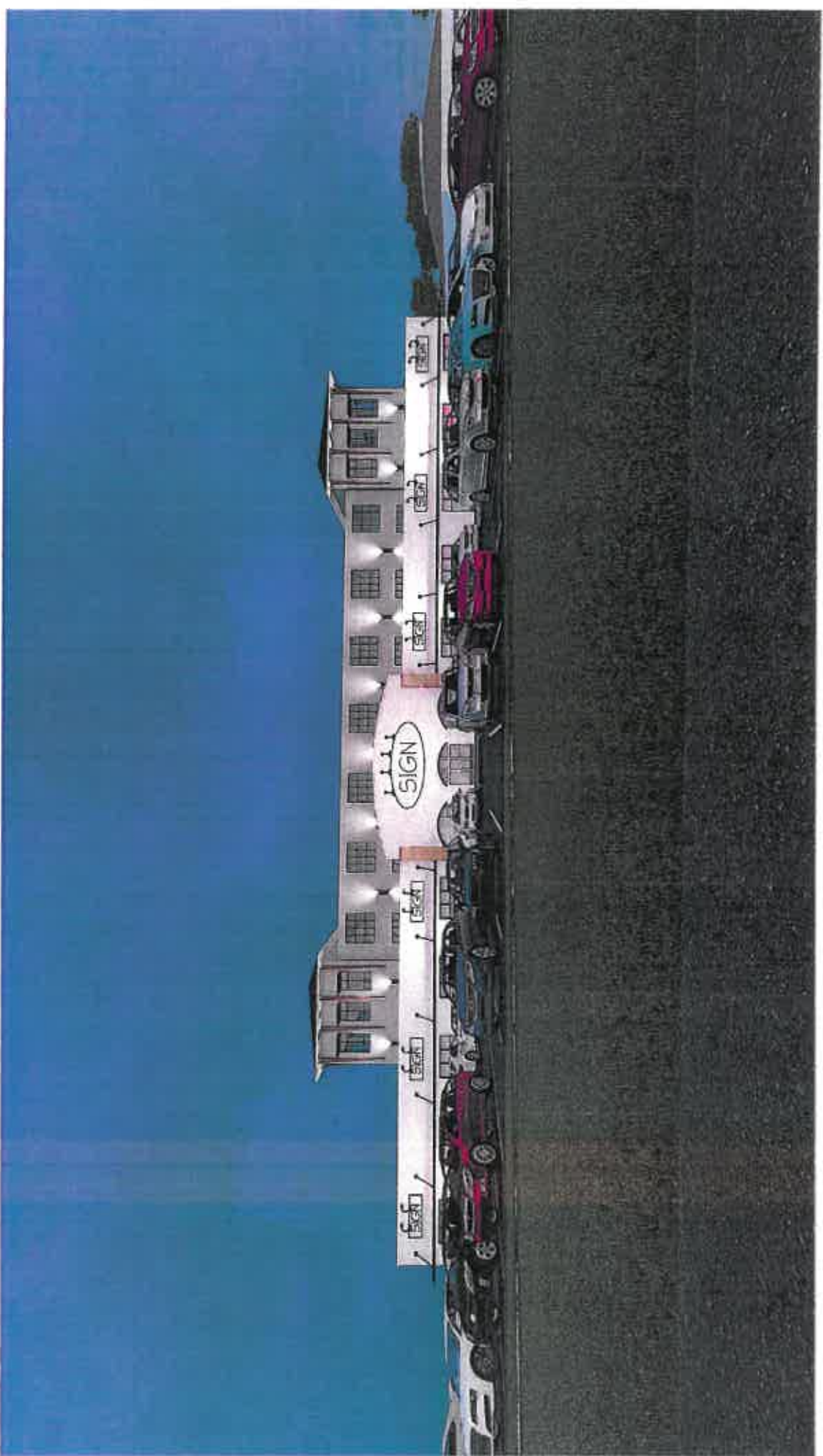
RENDERINGS OF THE PROPOSED STORAGE FACILITY

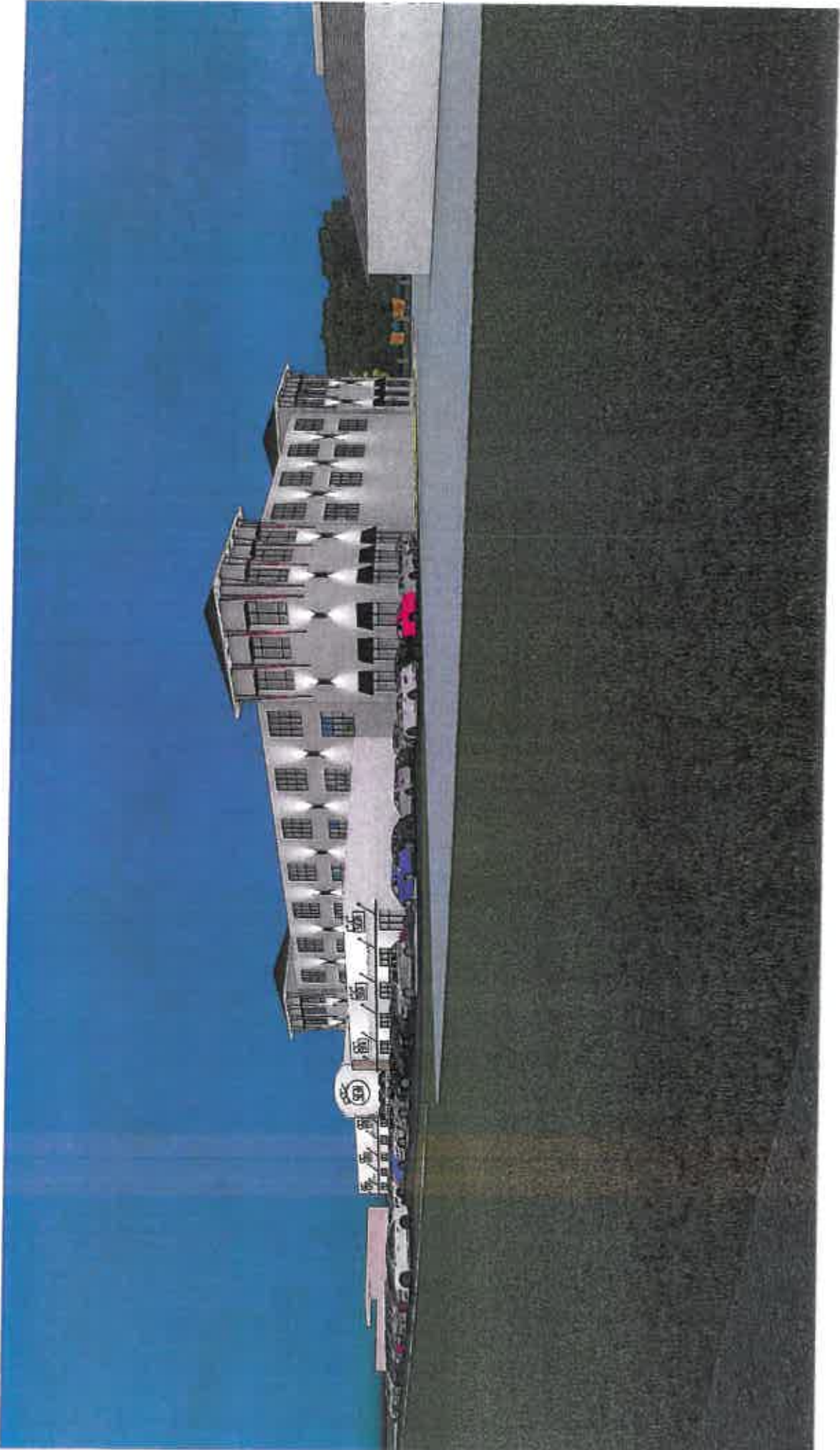
NOTE: The separate and smaller retail building illustrated in the drawings is not a part of the planned storage facility and requested rezoning, and may likely change based on the selection and needs of a future tenant.

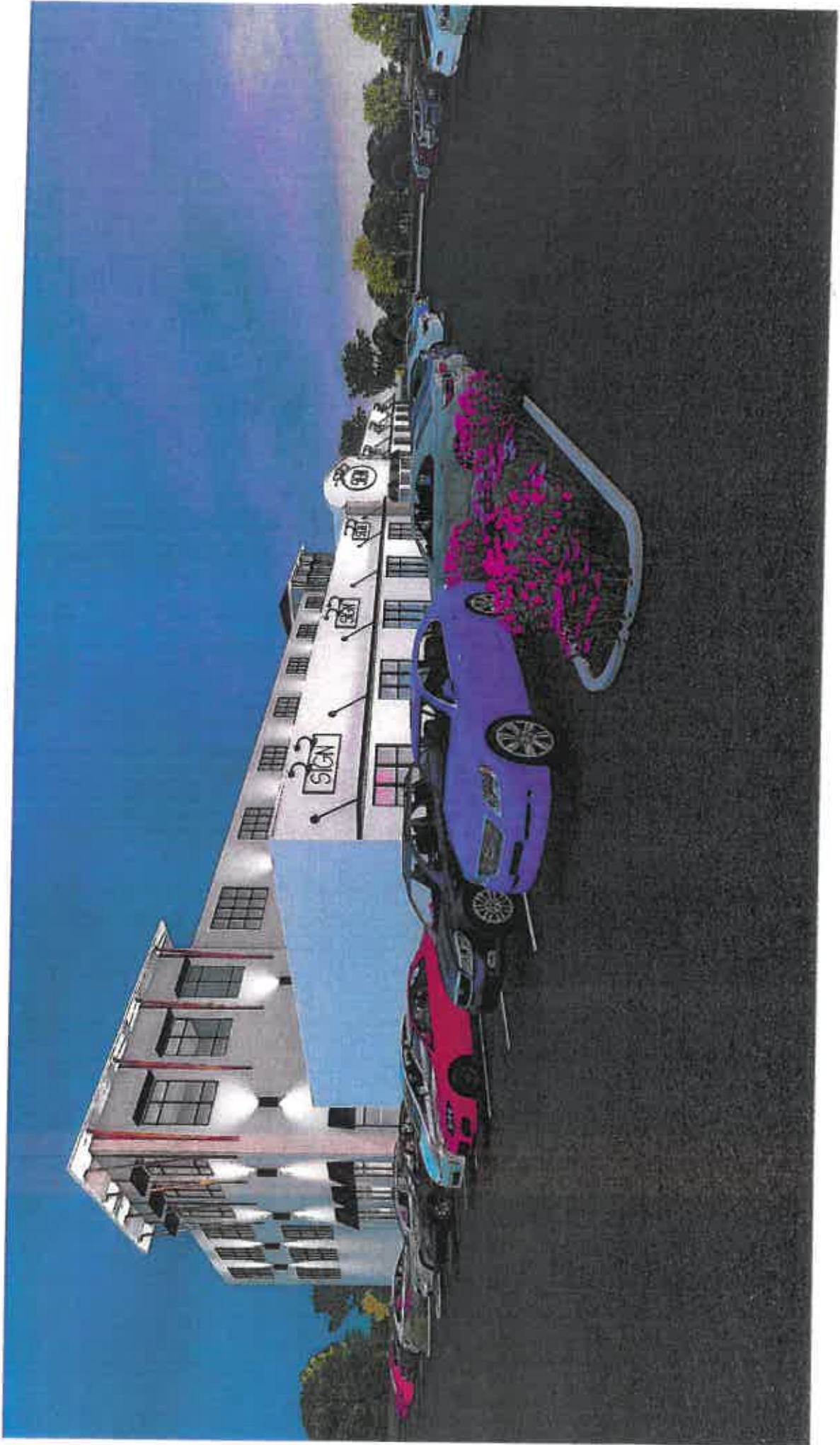














CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

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Planning Commission
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(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)

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

Chelsey Payne / Massey, Stotser & Nichols, PC

for a proposed subdivision plat of land owned by:

ADMA, Inc.

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

260 Oxmoor Road

Parcel: 29-00-14-3-004-008.000

The proposal consists of a **REZONE**

Purpose:

A request to rezone the northern portion of the subject property from GURD (Greensprings Urban Renewal District) to a C-5 (General Business District) zoning classification to permit the proposed construction of a 91,400 sq. ft. three-story storage facility.

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 March 30, 2021 which is at least seven days before the fixed hearing date, to all property owners located within 500 ft. of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RZ 21-04-02

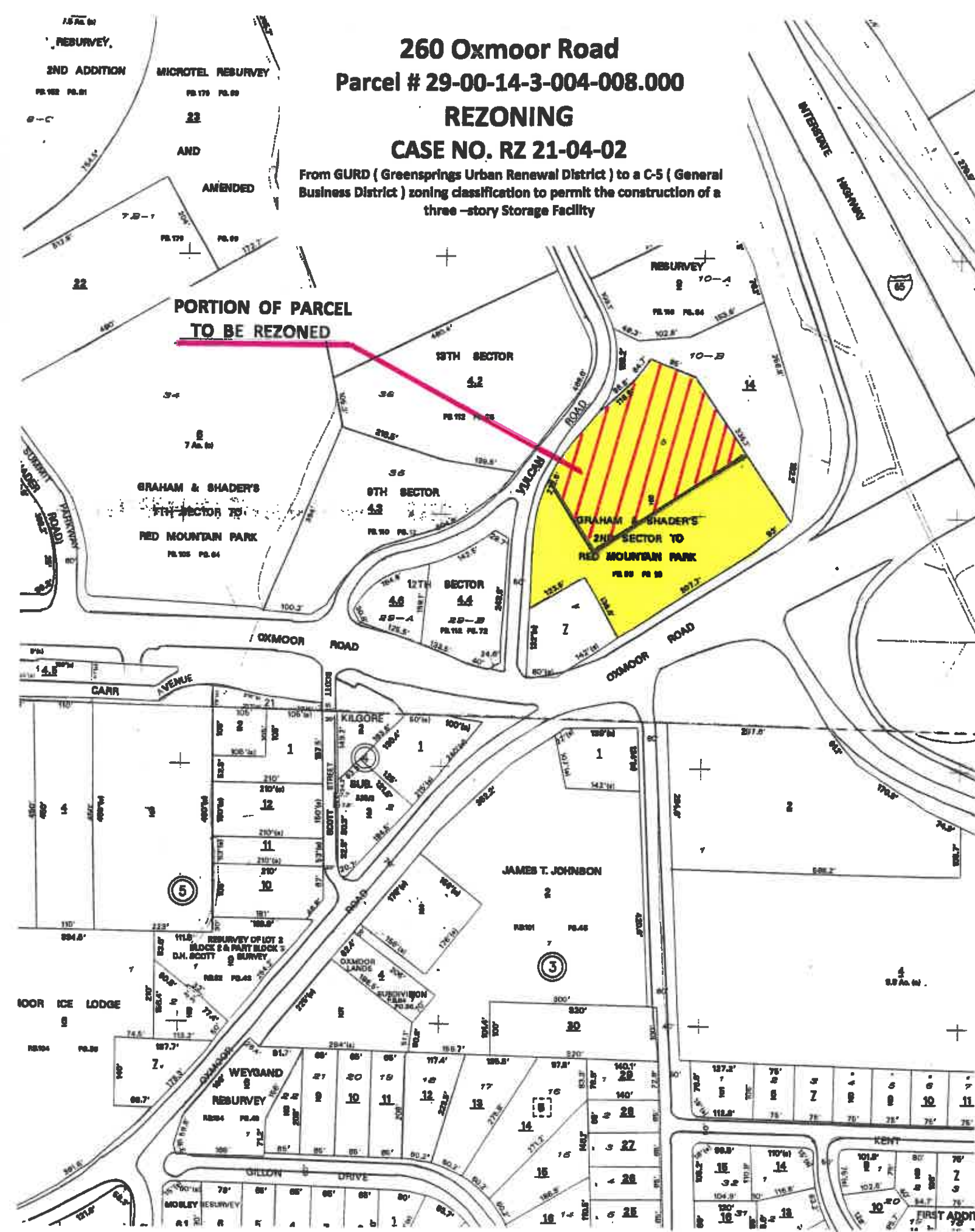
260 Oxmoor Road
Parcel # 29-00-14-3-004-008.000

REZONING

CASE NO. RZ 21-04-02

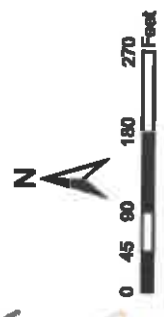
From GURD (Greensprings Urban Renewal District) to a C-5 (General Business District) zoning classification to permit the construction of a three-story Storage Facility

**PORTION OF PARCEL
TO BE REZONED**



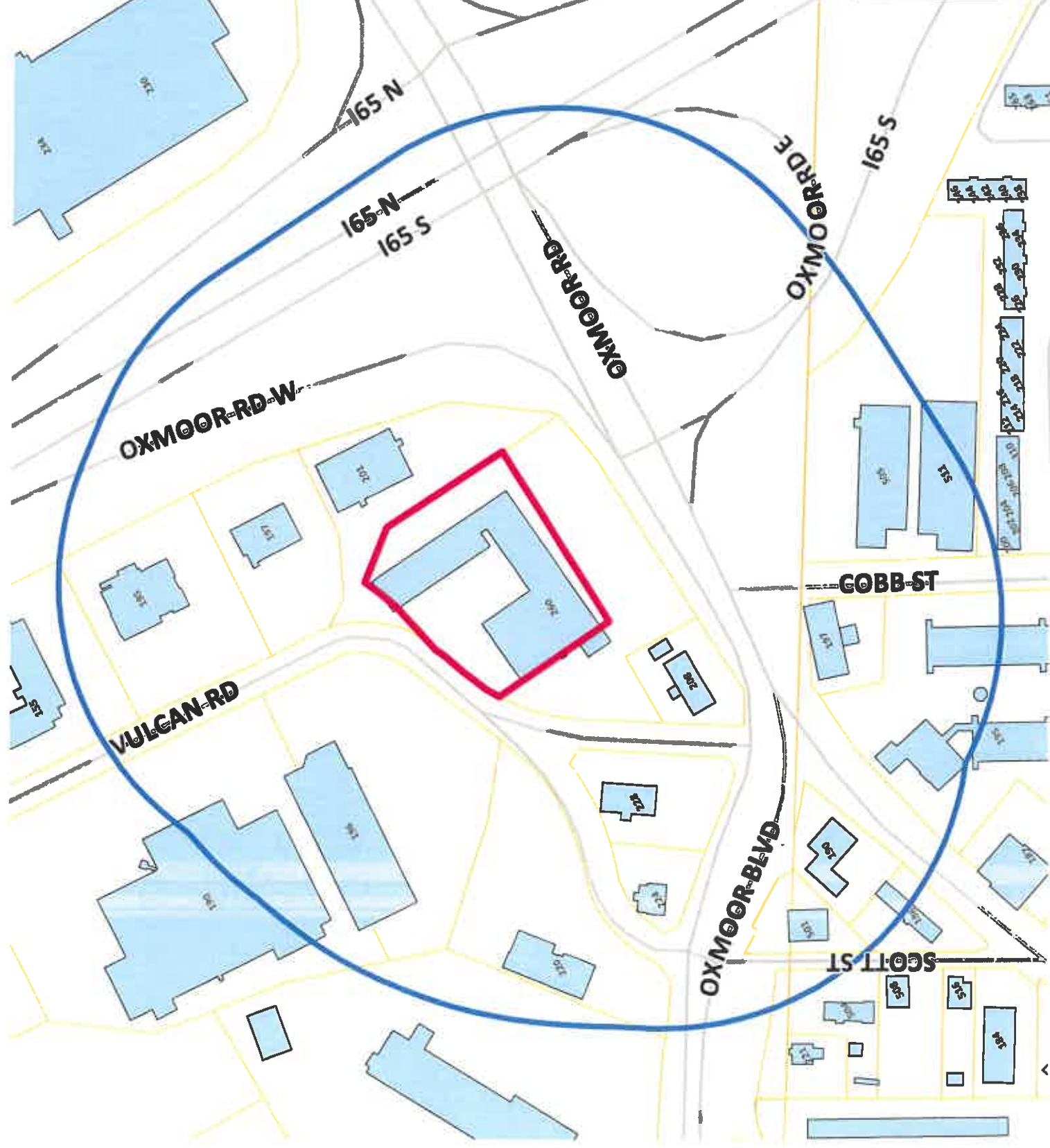
City of Homewood
260 Oxmoor Rd
RZ 21-04-02
Radius of Notification

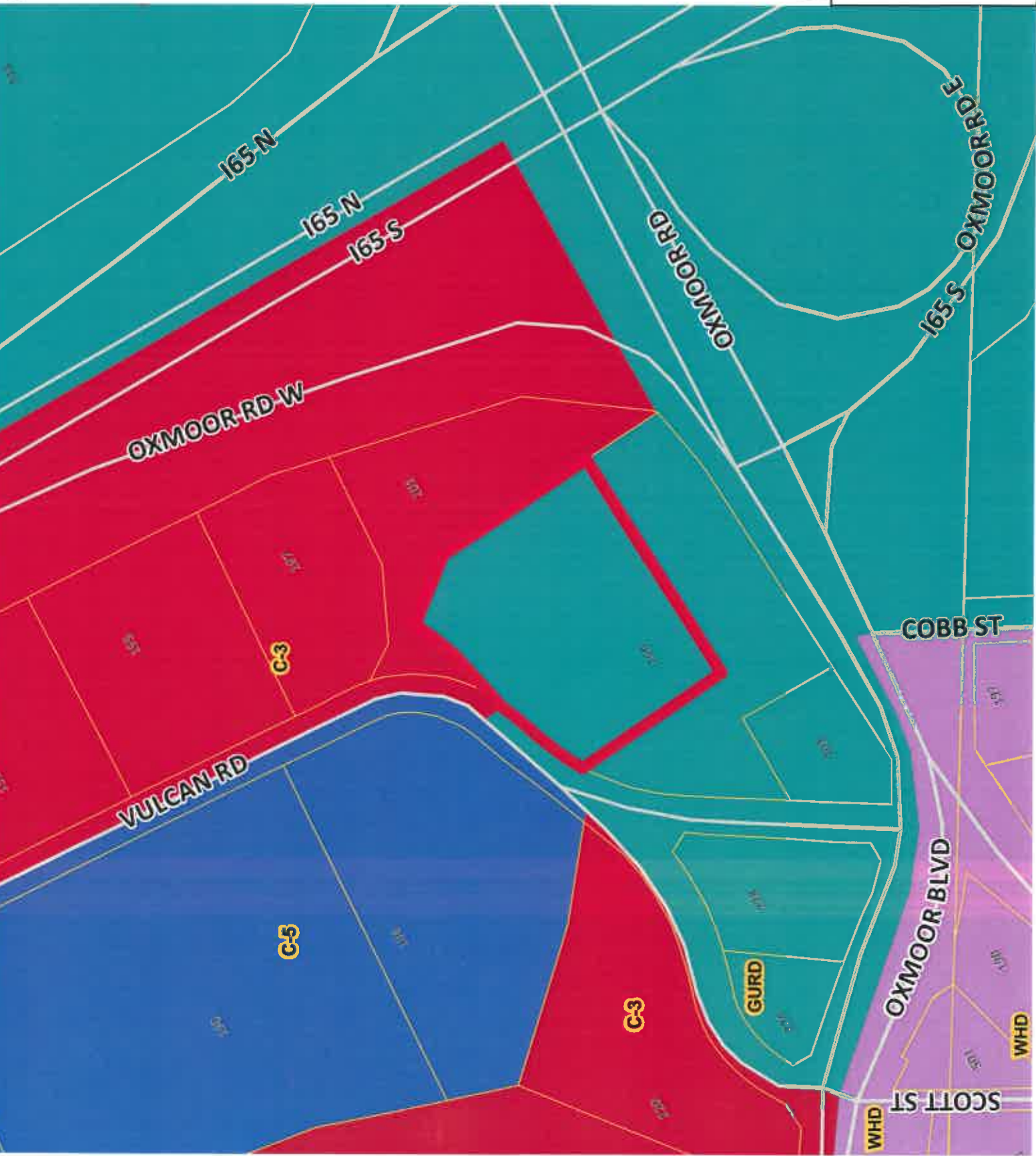
- Subject Property
- 500 ft Buffer
- Building Footprints
- Parcel



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. 332-8828





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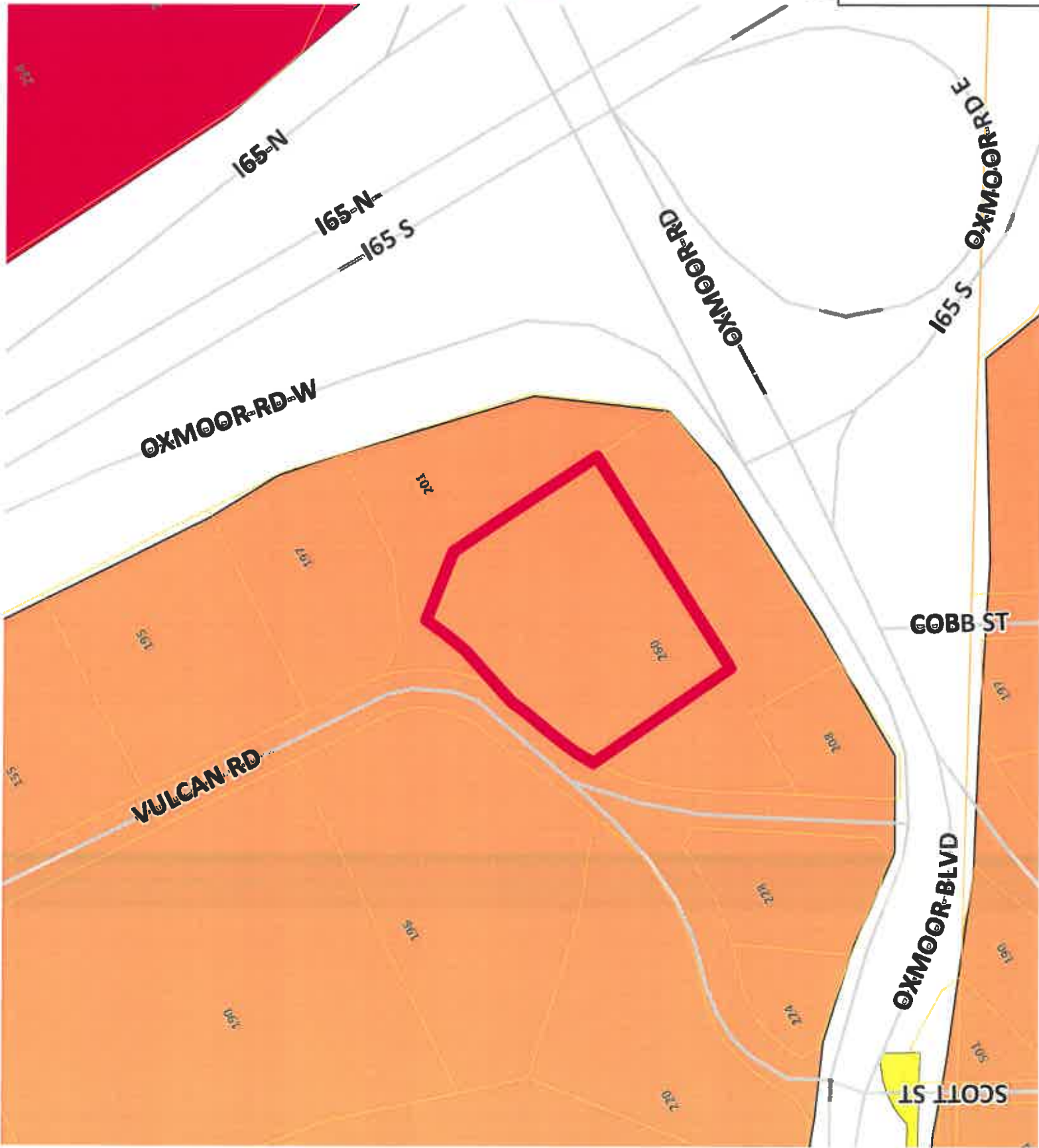
ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828

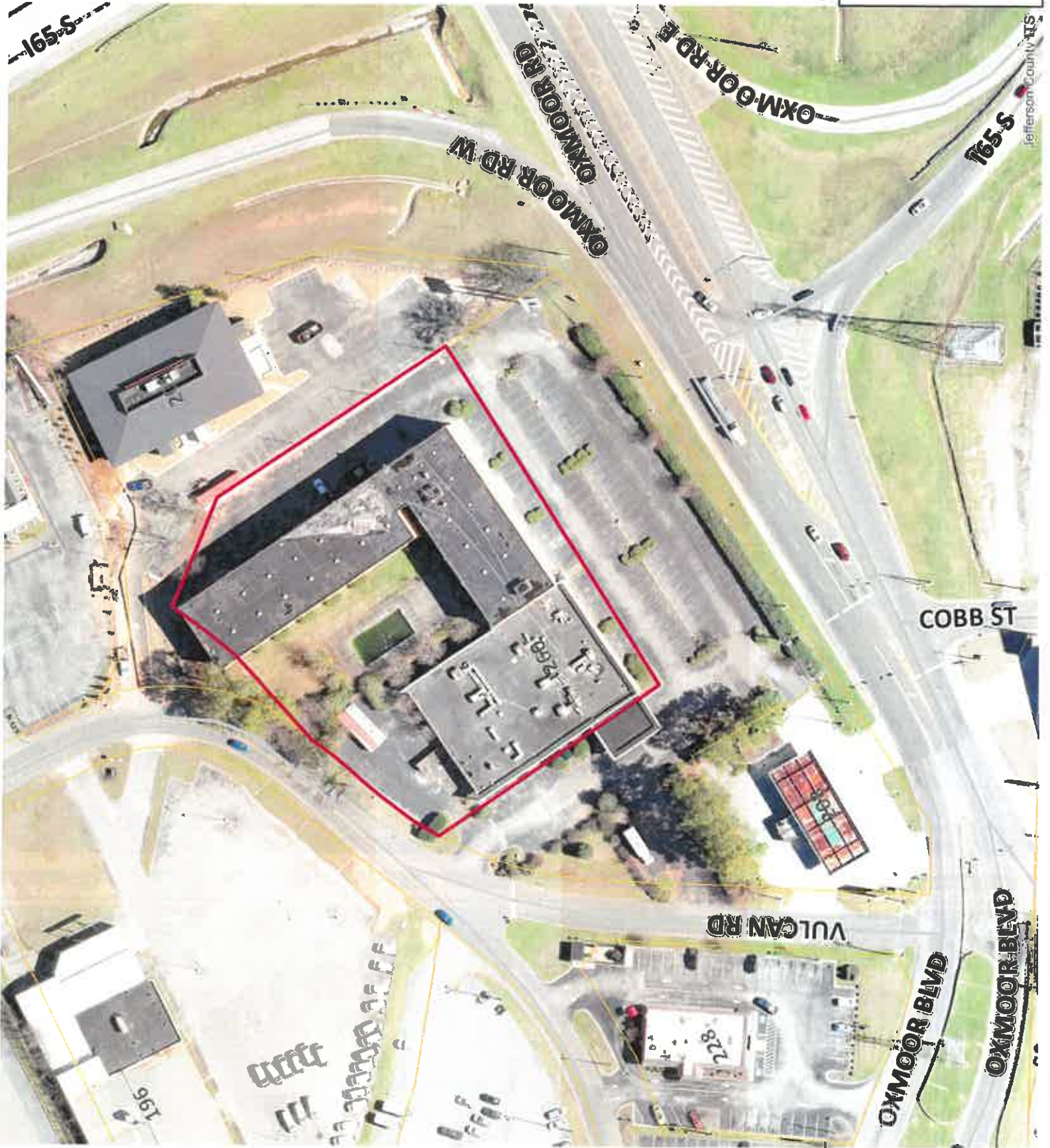
- Residential
- Mixed Use
- Institutional
- Parks/Recre...
- Subject Property
- Parcel



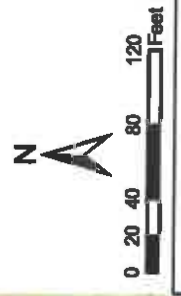
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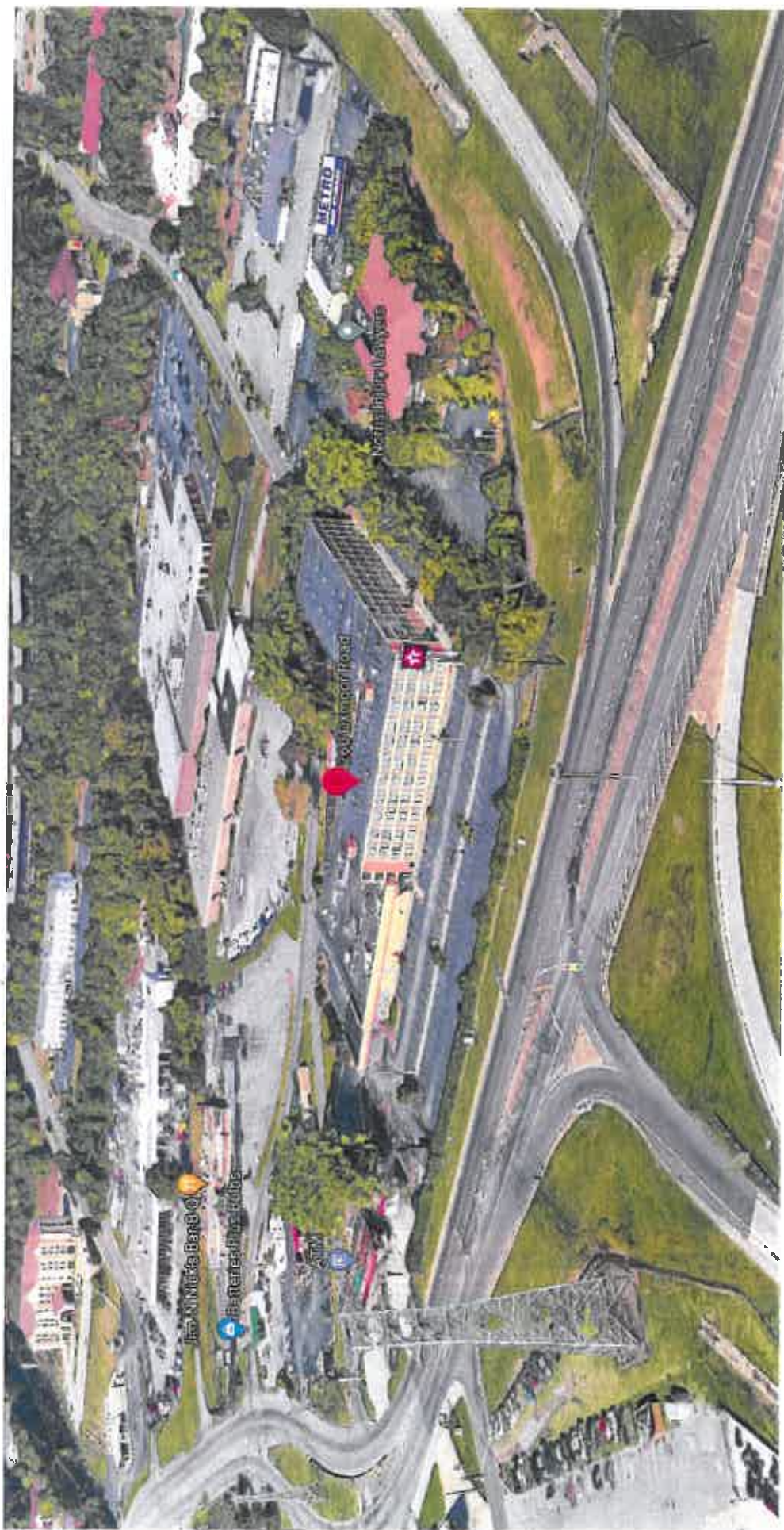
Subject
Property
Parcel



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.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6826

260 Oxmoor Rd – Bird’s Eye View



RS 21-04-03

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 316 & 320 Sterrett Avenue
Date application filed: JAN. 11, 2021 Vacant lot(s)? NONE
Subdivision location: NE 1/4 SE 1/4 S 14, T 20S, R 3W
Tax map Parcel I.D. Number(s): 29 00 14 4 002 0 32, 021 & 29 00 14 4 006 0 11, 020
Acreage: 0.282 Number of proposed lots: 2
Current Zoning: NPD & PR1 Proposed land use: Residential

Activity requested by applicant: (please check as applicable)

Divide Property: _____ Move lot line(s): XXX
Combine Property: _____ Other: _____

Applicant: Ronald Vant Erve Owner: Ronald Vant Erve
Phone: _____ Phone: 205 413 2130
Address: 316 Sterrett Av Address: 316 Sterrett Av
Homewood AL 35209 Homewood AL 35209
City State Zip City State Zip

Signature of Applicant _____ Signature of Owner Ronald Vant Erve

Registered Land Surveyor: Jerry O. Peery, PLS
Phone: 205 477 4128
Address: 7650 Sherry Lane
McCalla AL 35111
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on JAN. 11, 2021
\$ 200.00 Application fee* received on JAN. 11, 2021 by receipt # 321340
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

RS 21-04-03

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 316 & 320 Sterrett Avenue
Date application filed: _____ Vacant lot(s)? None
Subdivision location: NE 1/4 SE 1/4 S 14, T 20S, R 3W
Tax map Parcel ID. Number(s): 29 00 14 4 002 0 32.021 #
29 00 14 4 006 0 11.000
Acreage: 0.282 Number of proposed lots: 2
Current Zoning: NPD & PR 1 Proposed land use: Residential

Activity requested by applicant: (please check as applicable)

Divide Property: _____ Move lot line(s): XXX
Combine Property: _____ Other: _____

Applicant: Charles A. Williams Owner: Charles A. Williams
Phone: _____ Phone: _____
Address: 320 Sterrett Av Address: 320 Sterrett Av
Homewood AL 35209 Homewood AL 35209
City State Zip City State Zip

Signature of Applicant

Signature of Owner

Registered Land Surveyor: Jerry O. Peery, PLS
Phone: 205 477 4128
Address: 7650 Sherry Lane
McCalla AL 35111
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on JAN. 11, 2021
\$ 200.00 Application fee* received on JAN. 11, 2021 by receipt # 321340
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

JERRY O. PEERY
ALABAMA PROFESSIONAL LAND SURVEYOR
7650 SHERRY LANE McCALLA, ALABAMA 35111
TELEPHONE 205.477.4128

Project 20200528
Vant Erve – Williams Subdivision
A Resurvey

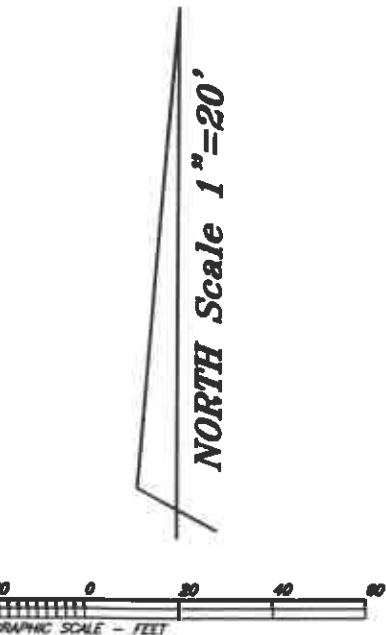
PURPOSE:

To make an existing fence the revised property line allowing use of a pool deck up to said fence and to create an exclusive Ingress – Egress easement for the use of Lot 2, allowing access to Berry Avenue, an existing public street.

Existing rights of way are not being modified.

LEGEND

A= Arc
 A/C= Air-conditioning
 A= Anchor
 A= Avenue
 C & G= Curb & Gutter
 C= Calculated or
 Communication (Line) Type
 CAT= Cable TV
 Ch= Chord
 Con= Concrete
 CM= Concrete Monument Found
 CMP= Corrugated Metal Pipe
 CO= Sanitary Sewer Clean out
 D= Dead or Control Angle
 E= Easement
 E= Underground Electric Line
 when used as a line type
 E= Electric
 E= Elevation
 E= Easement
 E= Electric Meter
 F= Fire Hydrant
 F= Foul Line
 F= Fence
 F= Found
 G= Gas Meter
 G= Grate Inlet
 H= House Sid
 I= Iron Pin Found
 I= Iron Pin Set 1/2" Rubber With
 Cap Marked J.O. Peery FLS12897
 J= Junction Box
 L= Lamp Standard
 L= Location
 M= Manhole
 M= Sanitary Manhole
 M= Storm Manhole
 M= Telephone Manhole
 N= North
 NTS= Not To Scale
 O= Overhead Utility
 P= Plot
 P= Pole
 P= Point of Beginning
 P= Point of Commencement
 P= Point of Ending
 P= Point of Intersection
 P= Professional Land Surveyor
 P= Road, Range or Record
 R= Reference Point
 R= Reference
 R= Recorded
 R= Reference Mark
 R= Right-of-way
 R= Railroad Splice
 S= Degree
 S= South or Section
 S= Set Concrete Monument
 S= Strain Pole
 S= Sanitary Sewer
 S= Storm
 T= Township or Telephone
 T= Trench or Telephone
 T= Transformer
 T= Underpass
 T= Utility Pole
 W= West or Water when
 used as a line type
 W= Water Meter
 W= Water Valve
 M= Minute or Foot
 S= Second or Inch
 N= Not to scale
 L= Leader Line



Final Record Plat of VANT ERVE - WILLIAMS SUBDIVISION

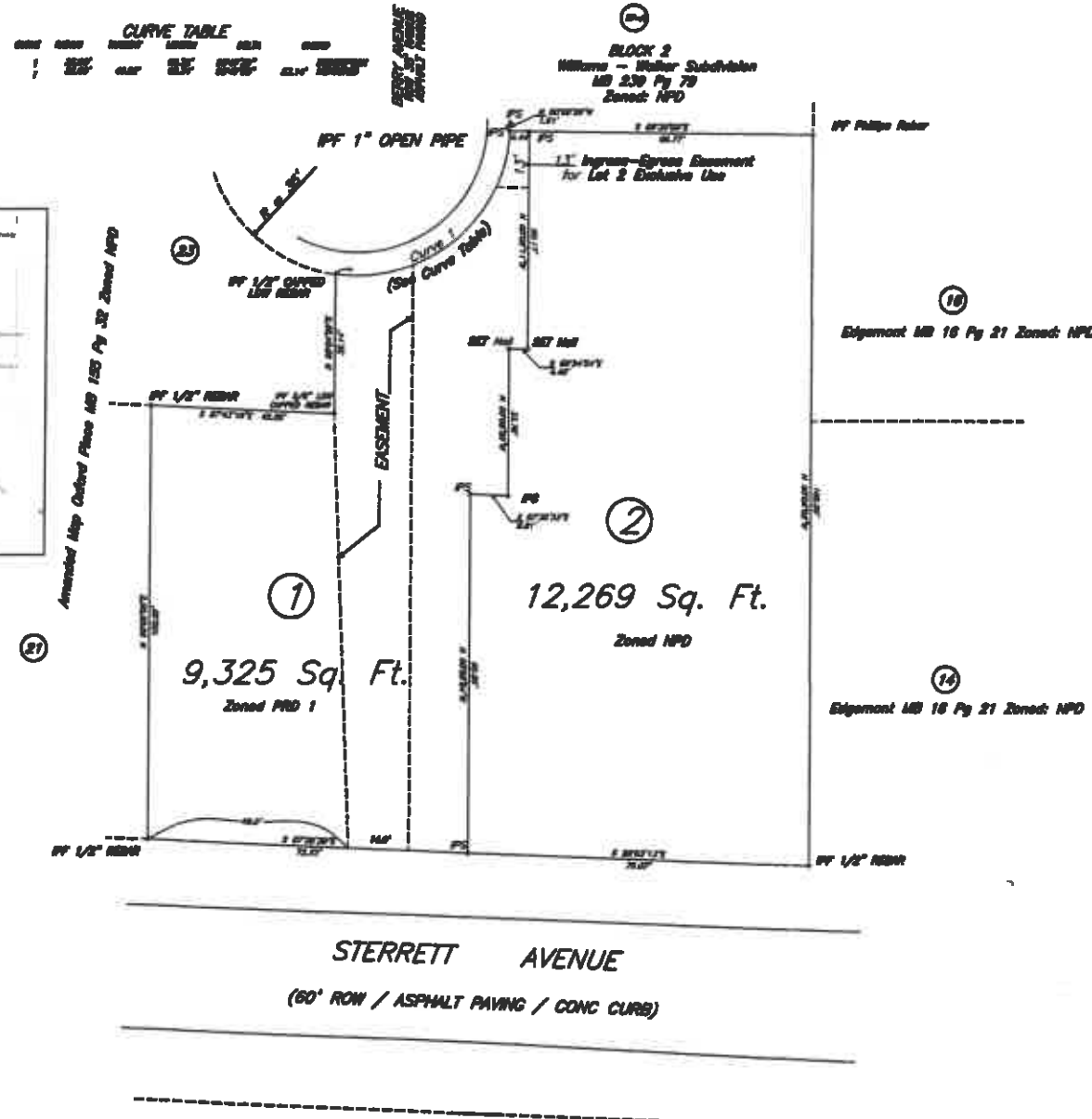
BEING A RESURVEY OF LOT 15-b WILLIAMS - WALKER SUBDIVISION (MB 239, Pg 79 BIRMINGHAM DIVISION)
 & LOT 22 OXFORD PLACE (MB 155, Pg 32 BIRMINGHAM DIVISION) AND PART OF A VACATED RIGHT OF WAY

SITUATED IN THE NE1/4 - SE1/4, S 14, T 18 S, R 3 W
 HUNTSVILLE PRINCIPAL MERIDIAN, JEFFERSON COUNTY, ALABAMA

AUGUST, 2020

CURVE TABLE

CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
1.00	1.00	90°	1.00	1.00	90°
1.41	1.57	135°	1.41	1.57	135°
1.73	2.09	180°	1.73	2.09	180°
2.00	2.51	225°	2.00	2.51	225°
2.23	2.89	270°	2.23	2.89	270°
2.41	3.27	315°	2.41	3.27	315°
2.55	3.59	360°	2.55	3.59	360°



State of Alabama
Jefferson County

The undersigned Jerry O. Peery, as Professional Land Surveyor, Charles A. Williams, Ross B. Vent Ery and Ronald H.A. Vent Ery, do hereby certify that this plat or map was made by a survey made by said surveyor and that said survey and this plat or map were made of the
 boundaries of said County, that this plat or map is a true and correct plat or map of said lands, shown, located and being as to be known as Vent Ery
 - Williams Subdivision, showing the subdivision into which it is proposed to divide said lands, showing the length and location of the boundaries of each
 lot and the location, extent and public grounds, showing the location, extent and public grounds of each street, as well as the location
 boundaries, (MB 239, Pg 79 Birmingham Division) and the Williams - Walker
 Subdivision, (MB 155, Pg 32 Birmingham Division), and that this plat or map was made by said surveyor and that Lot 1 is subject to a
 mortgage held by
 said surveyor and that all parts of this survey and drawing have been examined in accordance with the current requirements of the
 Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jerry O. Peery, FLS 12897

Charles A. Williams, Owner

Ross B. Vent Ery, Owner

Ronald H.A. Vent Ery, Owner

Designated Officer Workpage, Lot 1

APPROVED IN FORM ONLY

DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

JEFFERSON COUNTY ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS OF
 PLANNING COMMISSION ORDINANCES AND THAT ANY COUNTY ORDINANCES HAVE BEEN FULLY COMPLIED WITH IN THE FUTURE AND SHALL BE IN FULL COMPLIANCE WITH
 PLANNING COMMISSION ORDINANCES AFTER THIS DATE. ANY VIOLATION OF THIS APPROVAL.

FINAL PLAT APPROVED FOR RECORDATION BY HOMEWOOD COMMISSION ON _____ 2020.

CHAIRMAN

SECRETARY

ZONING ADMINISTRATOR

DATE

PLANNING COMMISSION ONLY

NOTES:
 UNLESS OTHERWISE SHOWN OR NOTED, ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR PURPOSES
 OF HIGHWAYS, AND ARE TO BE KEPT OPEN AND UNOCCUPIED BY THE PROPERTY OWNERS.
 SURFACE EASEMENTS NOT SHOWN ARE THE ACCEPTED AND UNOCCUPIED COUNTY RIGHT-OF-WAY WILL NOT BE ABANDONED BY THE CITY OF HOMEWOOD.
 EASEMENTS OF LOTS 15-b AND 22 ARE FOR PUBLIC UTILITIES, PRIVATE TELEPHONE CABLE SYSTEMS, SANITARY
 SEWERS, STORM SEWERS, AND MAY BE USED FOR SUCH PURPOSES TO BE KEPT OPEN AND UNOCCUPIED BY THE PROPERTY OWNERS AND
 WITHOUT THIS SUBDIVISION.

State of Alabama
Jefferson County

I, the undersigned History Public in and for said State and County, do hereby certify that Jerry O. Peery, whose name is signed to the foregoing certificate as Professional Land
 Surveyor, whose name is known to me, and whose name is known to me on this date that after having been duly informed of the contents of said certificate, they executed the same voluntarily as such
 witnesses with full authority therein.

Given under my hand and seal this the _____ day of _____ 2020.

By: Printed name

History Public My Commission Expires

Signature History Public

State of Alabama
Jefferson County

I, the undersigned History Public in and for said State and County, do hereby certify that Charles A. Williams, whose name is signed to the foregoing certificate as Owner
 whose name is known to me, and whose name is known to me on this date that after having been duly informed of the contents of said certificate, they executed the same voluntarily as such
 witnesses with full authority therein.

Given under my hand and seal this the _____ day of _____ 2020.

By: Printed name

History Public My Commission Expires

Signature History Public

State of Alabama
Jefferson County

I, the undersigned History Public in and for said State and County, do hereby certify that Ross B. Vent Ery, whose name is signed to the foregoing certificate as Owner
 whose name is known to me, and whose name is known to me on this date that after having been duly informed of the contents of said certificate, they executed the same voluntarily as such
 witnesses with full authority therein.

Given under my hand and seal this the _____ day of _____ 2020.

By: Printed name

History Public My Commission Expires

Signature History Public

State of Alabama
Jefferson County

I, the undersigned History Public in and for said State and County, do hereby certify that Ronald H.A. Vent Ery, whose name is signed to the foregoing certificate as Owner
 whose name is known to me, and whose name is known to me on this date that after having been duly informed of the contents of said certificate, they executed the same voluntarily as such
 witnesses with full authority therein.

Given under my hand and seal this the _____ day of _____ 2020.

By: Printed name

History Public My Commission Expires

Signature History Public

State of Alabama
Jefferson County

I, the undersigned History Public in and for said State and County, do hereby certify that Designated Officer, whose name is signed to the foregoing certificate as Surveyor
 whose name is known to me, and whose name is known to me on this date that after having been duly informed of the contents of said certificate, they executed the same voluntarily as such
 witnesses with full authority therein.

Given under my hand and seal this the _____ day of _____ 2020.

By: Printed name

History Public My Commission Expires

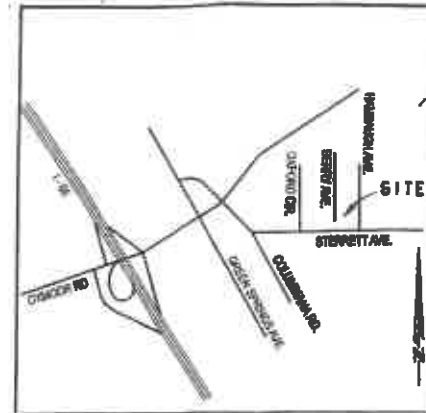
Signature History Public

ORDER:
 LET TO Ross B. Vent Ery
 316 Sterrett Avenue (Home), #1 35200
 Let to Charles A. Williams
 350 Sterrett Avenue (Home), #1 35200

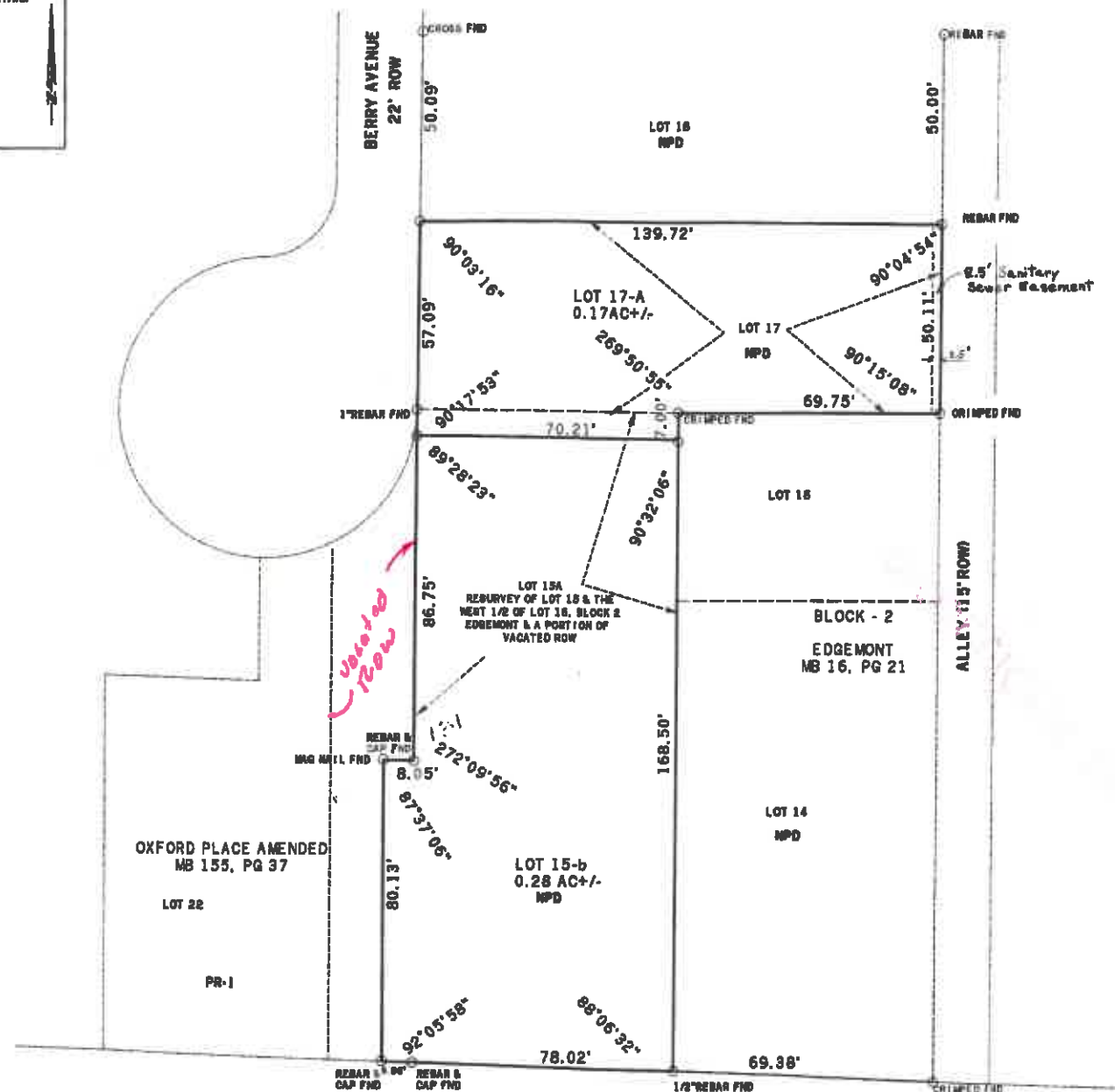
Filer: 20 05 14 4 000 011,000 (Williams)
 20 05 14 4 000 020,000 (Vent Ery)

SPECIFIC PURPOSE SURVEY
 PREPARED BY: JERRY O. PEERY
 ALABAMA PROFESSIONAL LAND SURVEYOR
 7650 SHERRY LANE McALLA, ALABAMA 35111
 TELEPHONE: (205) 477-4128
 DATE OF FIELD WORK: 05/28/2020
 DATE OF DRAWING: 08/12/2020
 PROJECT: 202000528.CRD / 20200528.PL1
 FB 390 Pg 02
 SHEET 1 OF 1 SHEET

110237117 15:00
Jefferson



VICINITY MAP
R.T.S.



OXFORD PLACE AMENDED
MB 155, PG 37

LOT 22

PR-1

STERRETT AVENUE
60' ROW



GRAPHIC SCALE - 1" = 20'

FOR:

CHARLES A. WILLIAMS
320 STERRETT AVE.
HOMEWOOD, ALABAMA 35208
TEL. (205)-

AND

CLYDE T. WALKER
433 BERRY AVE.
HOMEWOOD ALABAMA 35206
TEL.



PAMELA D. WILLIAMS-CHUBERT
Surveyor Public,
My Commission Expires January 14, 2017

STATE OF ALABAMA
JEFFERSON COUNTY
The undersigned, Robin E. Phillips, as Land Surveyor, Charles A. Williams, Alvin A. Williams, Clyde T. Walker and James A. Williams, as Owners hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owners and that this plat or map is a true and correct plat or map of lands shown therein and known or to be known as WILLIAMS - WALKER SUBDIVISION, showing the subdivisions into which it is proposed to divide said lands giving the length and bearings of the boundaries of each lot and the number, showing the streets, alleys, and public grounds, giving the bearings length, width and name of each street, as well as the number of each lot and showing the relation of the lands to the Edgemont Survey and that iron pins or cut corners have been located at all lot corners and curve points as shown and designated by small dark circles on said plat or map. Said undersigned also certifies that he is a representative of the Owner of said lands and that the same are not subject to any mortgage. Said owner dedicates streets, alleys and public grounds as shown by said plat or map. Said surveyor further certifies that all parts of this survey and showing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of his knowledge, information, and belief.

Robin E. Phillips
Robin E. Phillips, P.L.S. # 14976
6230 Montclair Drive
Birmingham, AL 35207
(205) 631-3947

Charles A. Williams
Charles A. Williams
Alvin A. Williams
Alvin A. Williams
Clyde T. Walker
Clyde T. Walker
James A. Williams
James A. Williams

STATE OF ALABAMA
JEFFERSON COUNTY
I, Shelia M. Perry, as Surveyor Public in and for said County and State, do hereby certify that Robin E. Phillips, whose name is signed to the foregoing certificate as Surveyor, and Alvin A. Williams, who is known to me, acknowledge before me, on this date, that after having been duly informed of the contents of said certificate, he executed the same voluntarily and not otherwise therefor.
Shelia M. Perry
By Commission expires January 06, 2016
Date: 9/16/14

STATE OF ALABAMA
JEFFERSON COUNTY
I, *Alvin A. Smith*, as Surveyor Public in and for said County and State, do hereby certify that Charles A. Williams and Alvin A. Williams, whose names are signed to the foregoing certificate and who is known to me, acknowledge before me, on this date, that after having been duly informed of the contents of said certificate, he executed same for and as an act of said corporation.
Alvin A. Smith
By Commission expires October 31, 2016
Date: 9/26/14

STATE OF ALABAMA
JEFFERSON COUNTY
I, *James A. Williams-Chubert*, as Surveyor Public in and for said County and State, do hereby certify that Charles A. Williams and James A. Williams, whose names are signed to the foregoing certificate and who is known to me, acknowledge before me, on this date, that after having been duly informed of the contents of said certificate, he executed same for and as an act of said corporation.
James A. Williams-Chubert
By Commission expires 01-14-2017
Date: 9/26/14

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO RELOCATE A PORTION OF BOUNDARY LINE BETWEEN LOTS 15-A AND 17.

FINAL RECORD PLAT OF WILLIAMS - WALKER SUBDIVISION

CASE No. 1 RS 14-10-01

The subject property lies within Zone "X" in accordance with FEMA Flood Panel # 9107900594H, Dated Sept. 2, 2010

APPROVED FOR FORMAL ONLY
[Signature]
DATE: 10/14/14
DIRECTOR OF ENVIRONMENTAL SERVICES
Jefferson County Environmental Services Department approval indicates that this document has been reviewed for provision of future auxiliary survey however this does not mean auxiliary surveys 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.

Final Plat Approved for Recording by Homewood Planning Commission on
October 7, 2014
[Signature]
Chairman
[Signature]
Secretary
[Signature]
Planning Commission Case # RS 14-10-01

CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Wyatt Pugh, 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 6, 2021. 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. As an option, the Public Hearing is also being held as an on-line Zoom 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:

Ronald Vant Erve

for a proposed subdivision plat of land owned by:

Ronald Vant Erve & Charles A. Williams

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

316 & 320 Sterrett Avenue

Parcel: 29-00-14-4-002-032.021 & 29-00-14-4-006-011.000

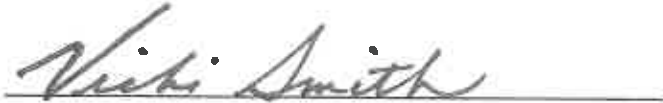
The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey to adjust the property line between two adjacent lots resulting in the allotment of additional footage to each of the two lots in order to accommodate existing site improvements.

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 March 30, 2021 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 office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-04-03

316 & 320 Sterrett Avenue

CASE NO. RS 21-04-03

(RESURVEY)

CASE NO. RZ 21-04-04

(REZONING)

Parcel # 29-00-14-4-002-032.021

Parcel # 29-00-14-4-006-011.000



City of Homewood

316 Sterrett Ave
&
320 Sterrett Ave

RS 21-04-03
&
RS 21-04-04

Depictions of Property
Line Adjustments

Symbol

- Subject Properties
- Additon to 316
- Addition to 320
- Parcel

N



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.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-0628

Property to be added to lot addressed to 316 Sterrett Ave and rezoned to PR-1.

Property to be added to lot addressed to 320 Sterrett Ave and rezoned to NPD.

STERRETT AVE



City of Homewood

316 Sterrett Ave

&

320 Sterrett Ave

RS 21-04-03

&

RZ 21-04-04

Aerial Photo

Subject Properties

Parcel

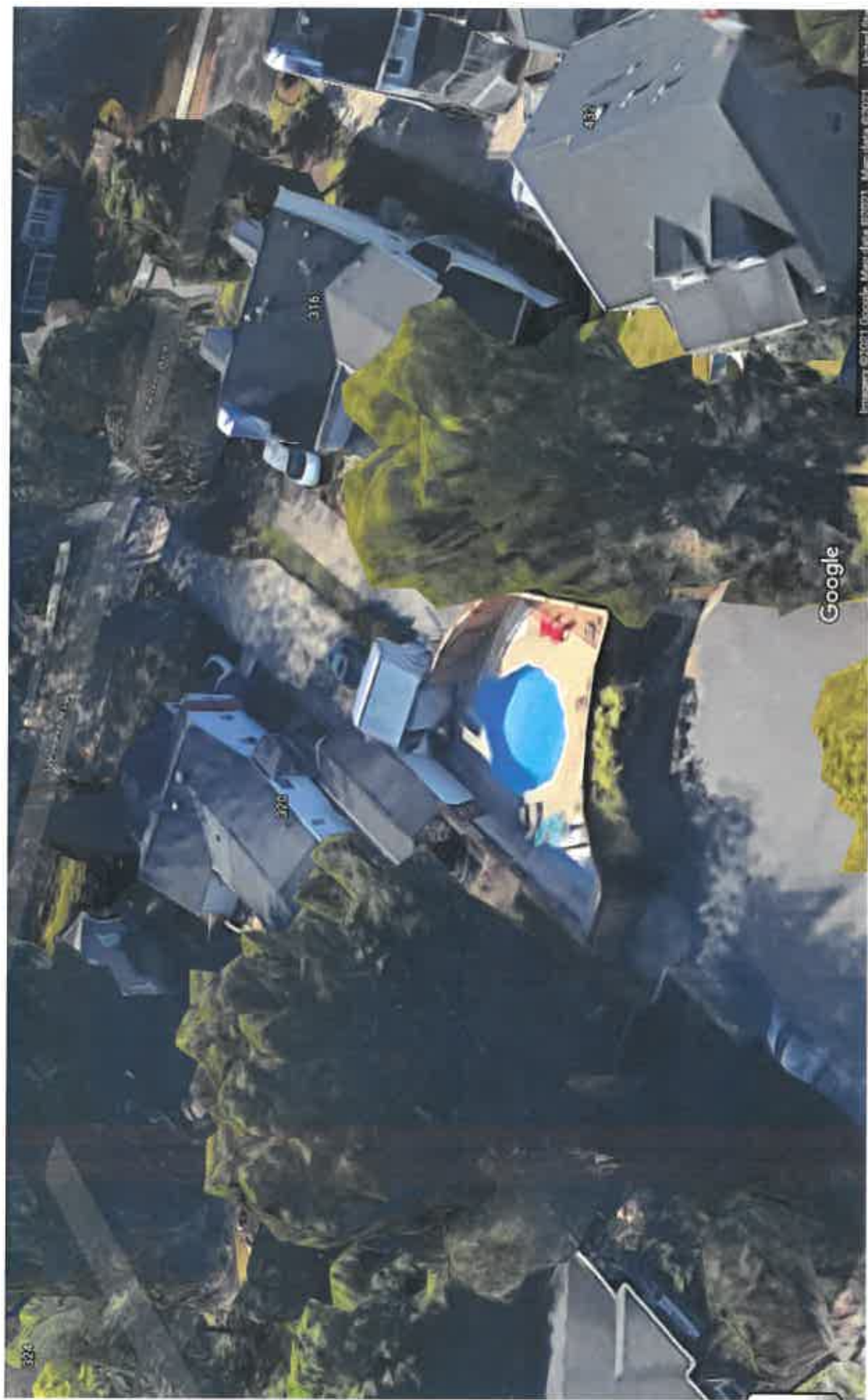
N

0 10 20 40 60 Feet

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. 332-9628

316 & 320 Sterrett Ave – Rear Bird’s Eye View



FORM IX.

**AMENDMENT TO THE ZONING ORDINANCE ("RE-ZONING")
HOMEWOOD PLANNING COMMISSION**

1. Date application filed: MARCH 9, 2021 Requested hearing date: APRIL 6, 2021
2. Applicant: Ronald Vant Erve
 Phone(s): (2 numbers) 252-755-7122 Rosa Vant Erve 252-755-1011
 E-Mail Address: ron.vant.erve@gmail.com
 Address: 316 Sterrett Avenue Homewood AL 35209

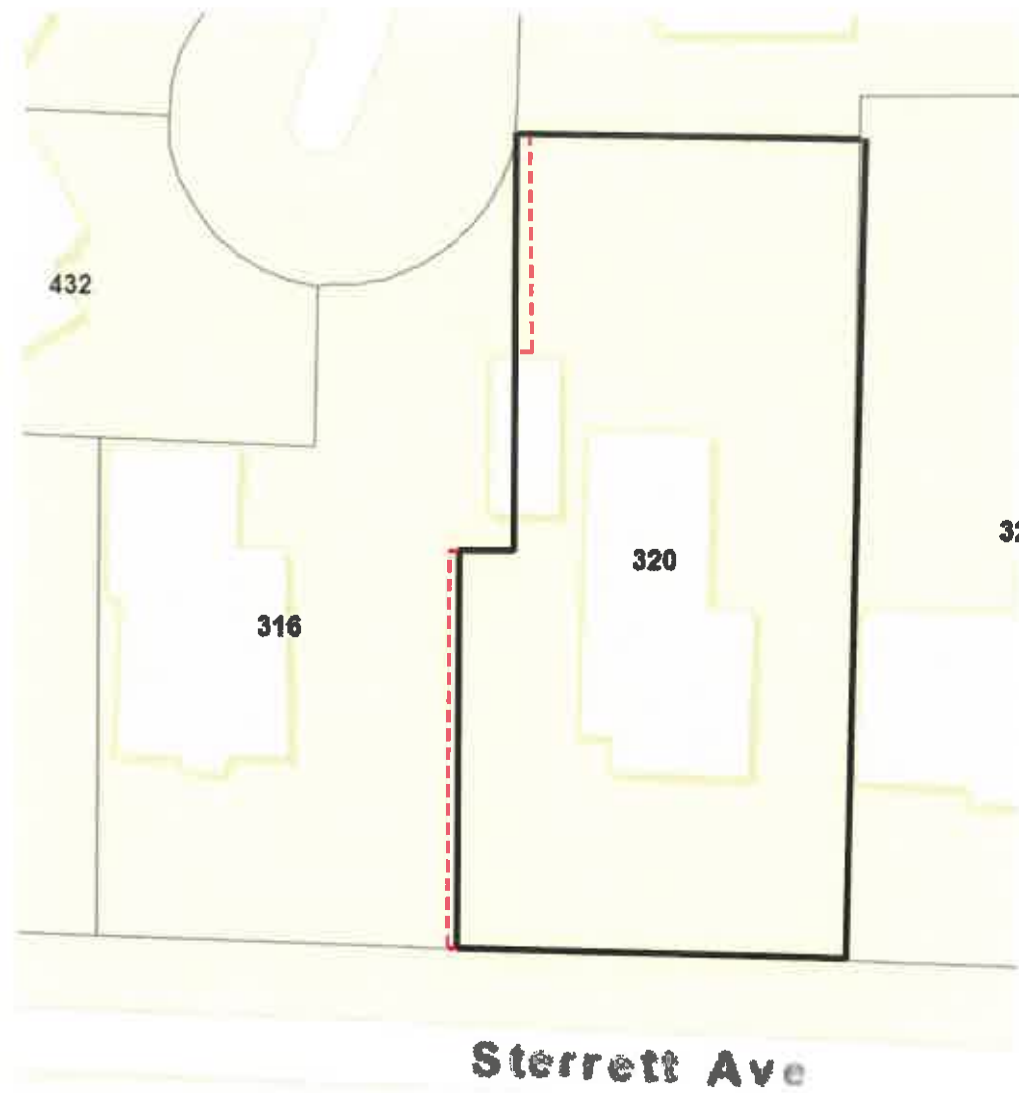
City State Zip
3. Owner: Ronald Vant Erve / Rosa Vant Erve
 Phone(s): 252-755-7122 / 252-755-1011
 E-Mail Address: ron.vant.erve@gmail.com / rosa.vant.erve@gmail.com
 Address: 316 Sterrett Avenue Homewood AL 35209

City State Zip
4. Attach/give a complete legal description: (SEE ATTACHED)
5. Property location: _____
6. Tax Map Parcel I.D. Number(s): 29-00-14-4-002-032.021 & 29-00-14-4-006-011.000
7. Acreage: _____
8. Existing Zoning: NPD (NEIGH. PRESERVATION DISTRICT)
PR-1 (PLANNED RESIDENTIAL) Existing land use: RESIDENTIAL
9. Proposed Zoning: NPD TO PR-1
PR-1 TO NPD Proposed land use: RESIDENTIAL
10. Check all required submissions with this application:
 - ☒ Application fee
 - ☒ Reason for the request
 - ☒ Legal description of the subject property
 - ☐ Availability of required utilities
 - ☐ Site plan or preliminary development plan (as required)
 - ☐ Proffer of rezoning conditions (if any)

Signature of Applicant: _____
 Signature of authorization by Owner: _____

FOR CITY USE ONLY

\$ 250.00 application fee received on MARCH 9, 2021 by Receipt # _____
 Application received by: FRED GOODWIN on MARCH 9, 2021



Begin at the northwest corner of Lot 15-b according to Williams-Walker Subdivision as recorded in Map Book 239, Page 79 in the Office of the Judge of Probate, Jefferson County, Alabama; thence run S 89° 30' 00" E along the northerly lot line of said Lot 15-b a distance of 4.44 feet to a point; thence S 00° 09' 11" E for a distance of 50.17 feet to a point; thence N 89° 24' 54" W for a distance of 4.45 feet to a point on the westerly lot line of said Lot 5-b; thence N 00° 08' 29" W for a distance of 50.0 feet, more or less to the point of beginning.

Begin at the southeast corner of Lot 22 according to Oxford Place Amended as recorded in Map Book 155, Page 37 in the Office of the Judge of Probate, Jefferson County, Alabama; thence run N 00° 02' 54" W along the easterly property line of said Lot 22 for a distance of 80.13 feet to a point; thence run N 87° 35' 33" W for a distance of 1.0 feet to a point; thence run S 00° 02' 54" E for a distance of 82.85 feet to the south property line of said Lot 22; thence run S 87° 39' 30" E for a distance of 1.0 feet the point of beginning.

CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Wyatt Pugh, 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 6, 2021**. 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. As an option, the Public Hearing is also being held as an on-line Zoom 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:

Ronald Vant Erve

for a proposed subdivision plat of land owned by:

Ronald Vant Erve & Charles A. Williams

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

316 & 320 Sterrett Avenue

Parcel: 29-00-14-4-002-032.021 & 29-00-14-4-006-011.000

The proposal consists of a REZONE

Purpose:

A request to rezone two strips of land resulting from a land swap between two adjacent lots to the respective zoning classifications of each individual lot: i.e. from NPD (Neighborhood Preservation District) to PR-1 (Planned Residential District), and from PR-1 (Planned Residential District) to NPD (Neighborhood Preservation District).

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 March 30, 2021 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 office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-04-04

Instructions: If you choose to participate in the meeting via Zoom, please follow the instructions below:

1st Option:

Join on-line through your computer or app with this link: <https://zoom.us/j/84301426590>

(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 #: 843 0142 6590

3rd Option:

Dial in by phone: [253-215-8782](tel:253-215-8782)

If joining on-line, for those items that allow public comments, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website [@www.cityofhomewood.com/boards-committees](http://www.cityofhomewood.com/boards-committees). 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.

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

316 & 320 Sterrett Avenue

CASE NO. RS 21-04-03

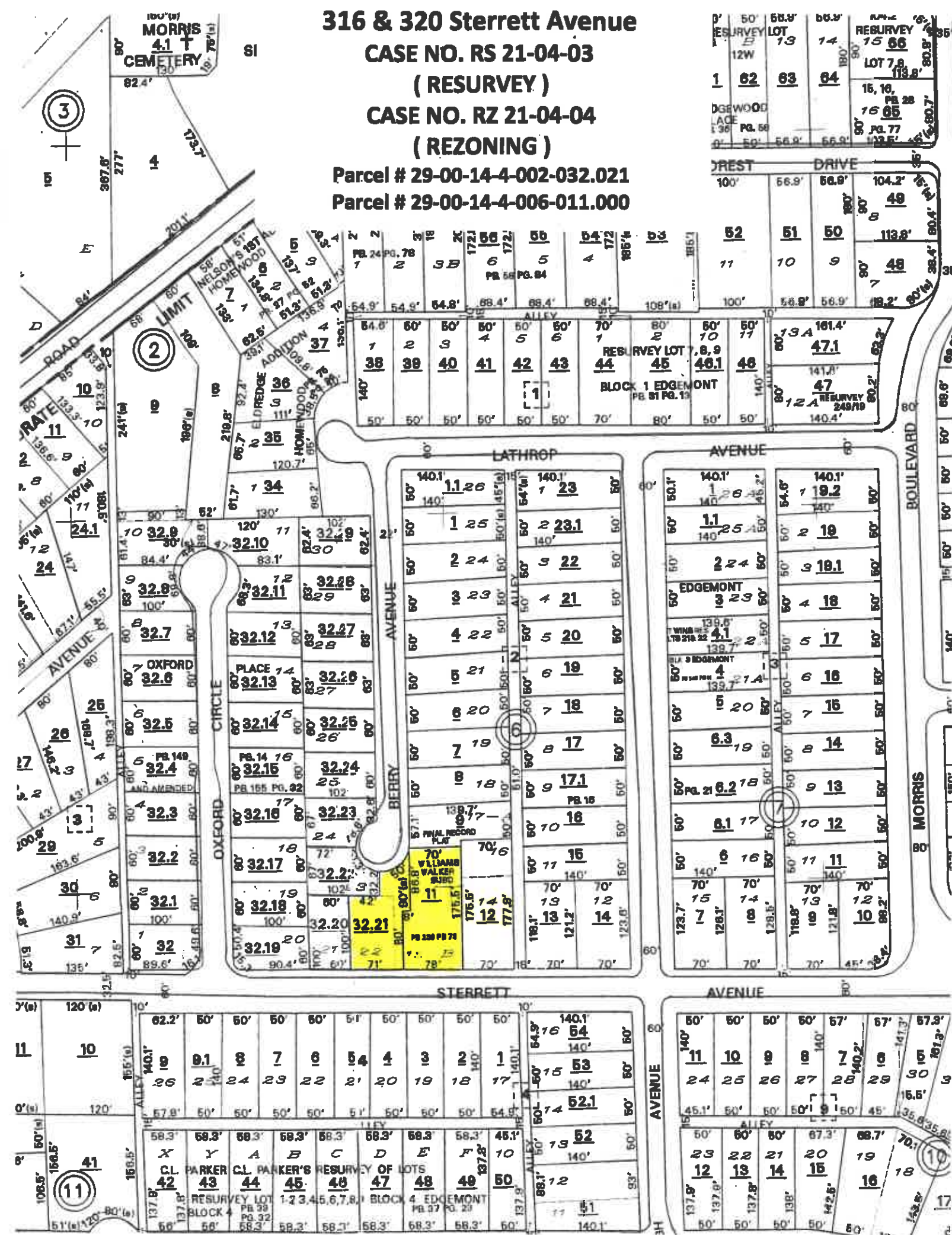
(RESURVEY)

CASE NO. RZ 21-04-04

(REZONING)

Parcel # 29-00-14-4-002-032.021

Parcel # 29-00-14-4-006-011.000



City of Homewood

316 Sterrett Ave
&
320 Sterrett Ave

RS 21-04-03

&

RS 21-04-04

Deplctions of Property
Line Adjustments

Symbol

- Subject Properties
- Additon to 316
- Addition to 320
- Parcel

N



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ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 302-0028

Property to be added to lot addressed to 316 Sterrett Ave and rezoned to PR-1.

Property to be added to lot addressed to 320 Sterrett Ave and rezoned to NPD.

STERRETT AVE

City of Homewood
316 Sterrett Ave
&
320 Sterrett Ave
RS 21-04-03
&
RZ 21-04-04
Notification Radius

Subject Properties

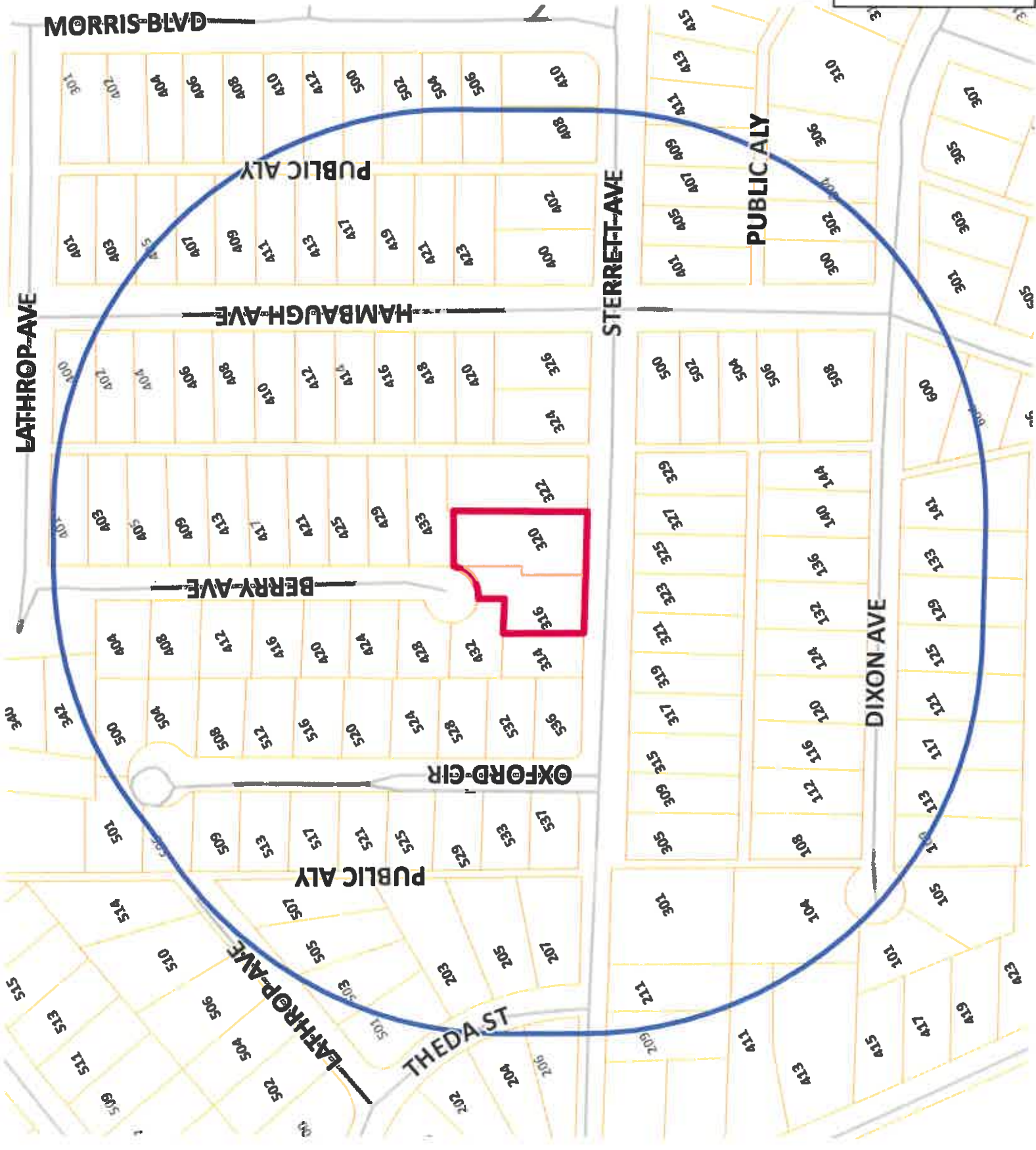
500 ft Buffer

Parcel



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City of Homewood

316 Sterrett Ave.
&
320 Sterrett Ave

RS 21-04-03
&
RZ 21-04-04

Current Zoning

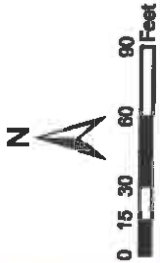
Subject Properties

Parcel

Zoning

NPD

PR-1



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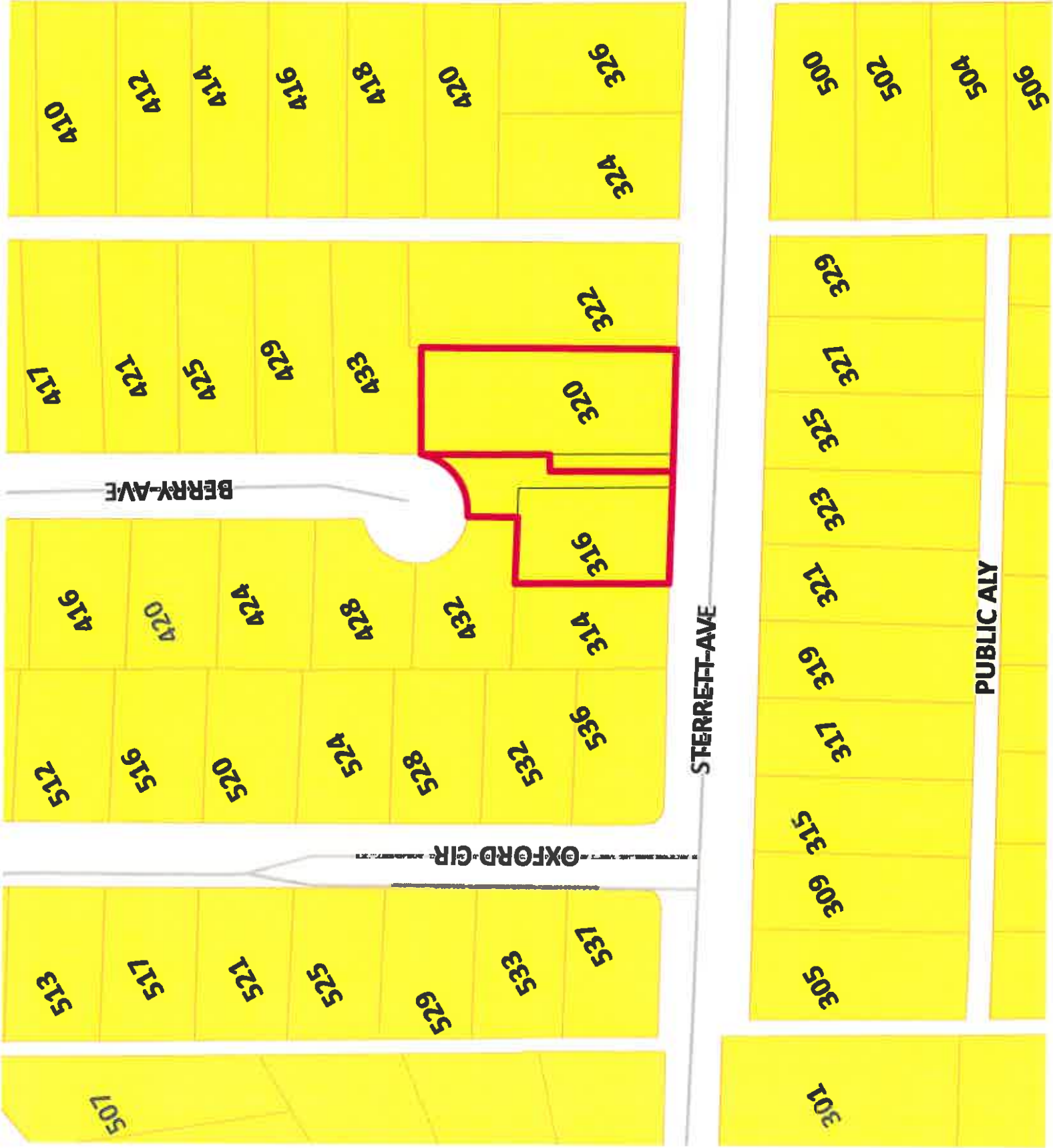
ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6826



City of Homewood
316 Sterrett Ave
&
320 Sterrett Ave
RS 21-04-03
&
RZ 21-04-04
Master Plan Landuse

Landuse

- Residential
- Mixed Use
- Institutional
- Parks/Recre...
- Subject Properties
- Parcel



0 15 30 60 90 Feet

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Jefferson County, Miss.