

**Homewood Planning Commission
Agenda
Tuesday, April 7, 2026, 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.**

Individuals 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, Chair
Erik Henninger, Vice Chair
Nick Sims
Jarred Stamps
Patrick Harwell

Callan Childs
Giani Respinto
Paige Willcutt
Jeff Underwood

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes – January 6, 2026 (No Meetings Held During February or March)**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business**
 - 1. Case # AD 26-03-01: 914 Oak Grove Road, Parcel ID: 29-00-23-3-002-010.000, Applicant/ Owner: David Thompson - Trinity United Methodist Church Purpose: A request for approval of an amendment to the Final Development Plan for Trinity West Homewood United Methodist Church to permit the installation of an external metal freezer in support of the Church's food outreach program. **(CASE WITHDRAWN AT THE REQUEST OF THE OWNER)****

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.

VI. New Business

1. **Case # RZ 26-04-01: 2773 & 2777 BM Montgomery Street, Parcel ID: 28-00-07-3-009-014.000 & 28-00-07-0-3-009-015.000, Applicant: Christine Thornton – Studio Vestige, Owner: Jared Lewis** Purpose: A request to rezone the subject properties from their current zoning designation of C-2, Neighborhood Shopping District to a C-4, Central Business District zoning classification to facilitate the renovation and reuse of the existing buildings for the development of a health fitness center.

VII. Communications From Staff

VIII. Adjournment



RZ 26-04-01

City of Homewood
Department of Engineering & Zoning
2850 19th Street South, Homewood, AL 35209
cityofhomewood.com

Planning and Zoning General Application

(Page 1 of 2 - see page 2 for submittal requirements)

Property Address: 2777 2773 + BM MONTGOMERY STREET

Parcel ID: 28000730090140004 Current Zoning: C-2, NEIGH. SHOPPING DISTRICT
2800073009015000
Acreage: .16 + 0.22 Proposed Land Use: C-4, CENTRAL BUSINESS DISTRICT

Applicant: CHRISTINE THORNTON Property Interest of Applicant: ARCHITECTURAL DESIGN

E-mail: CHRISTINE@STUDIOVESTIGE.COM Applicant Phone #: 205-222-3763

Mailing Address: 3431 NORWOOD BOULEVARD B'HAM AL 35234
City State Zip

Property Owner: JARED LEWIS

E-mail: JARED@METAMORPHDEV.COM Phone #: 205-567-2890

Mailing Address: 2732 CENTRAL AVE HOMWOOD AL 35209
City State Zip

Request (check all applicable items):

- Variance Request
- Rezoning
- Development Plan
- Other BZA Request: _____
- Zoning Text Amendment
- Final
- Resurvey
- Amended

Signatures of Property Owner and Applicant:

I, JARED LEWIS (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize CHRISTINE THORNTON (Print Applicant) to act as representative in all matters concerning this application.

[Signature] 2/11/26 [Signature] 2/11/26
Signature of Property Owner Date Signature of Applicant Date

For office use only:

- Completed Application form with signatures
 - Project Narrative
 - 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.
 - Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.
 - Application Fee
 - Other Required Documents: _____
- Current Zoning District: C-2
Proposed Zoning District: C-4
Special Flood Hazard Area (Y/N): _____

Date Received in Office: FEBRUARY 12, 2026 Time Received: _____
Received By: FRED GOODWIN Case Number(s): RZ 26-04-01

PROJECT NARRATIVE

PLANNING COMMISSION CASE NO. RZ 26-04-01

PROPOSED REZONING OF 2773 BM MONTGOMERY STREET + 2777 BM
MONTGOMERY STREET

The properties located at 2777 and 2773 BM Montgomery Street are currently zoned C-2, Neighborhood Shopping District. The existing C-2 zoning classification does not permit fitness-related occupancy. The Owner is requesting that the properties be rezoned to a C-4, Central Business District Zoning Classification, in order to allow an existing Homewood tenant, Provision Studios, to relocate to this larger space.

We recognize that parking availability is a concern in this area. To address this, the submitted landscape plan prepared by a licensed landscape architect provides for 21 on-site parking spaces - 7 more than required.

Rezoning from C-2 to C-4 would permit several additional uses beyond those currently allowed. These potential uses include: Food and Beverage Drive-Thru establishments, Package Liquor Stores, Tobacco and Vape Retail Shops, Funeral Homes, Health Clubs and Fitness Facilities, Government Administration Facilities, Meeting Halls, Post-Secondary Schools, and Indoor Theaters.

Since several of these more intensive uses may not necessarily harmonize with the surrounding neighborhood, the Owner has expressed his willingness to proffer as a condition of the requested rezoning that if the property were to be redeveloped in the future, the following uses would not be allowed:

- Package Liquor Store
- Tobacco and Vape Retail Shops
- Gas Station

LEGAL DESCRIPTION

PLANNING COMMISSION CASE NO. RZ 26-04-01

THE SUBJECT PROPERTIES REFERRED TO HEREIN BELOW, BEING SITUATION IN THE COUNTY OF JEFFERSON STATE OF ALABAMA, ARE DESCRIBED AS FOLLOWS:

Parcel I (**2777 BM MONTGOMERY STREET**):

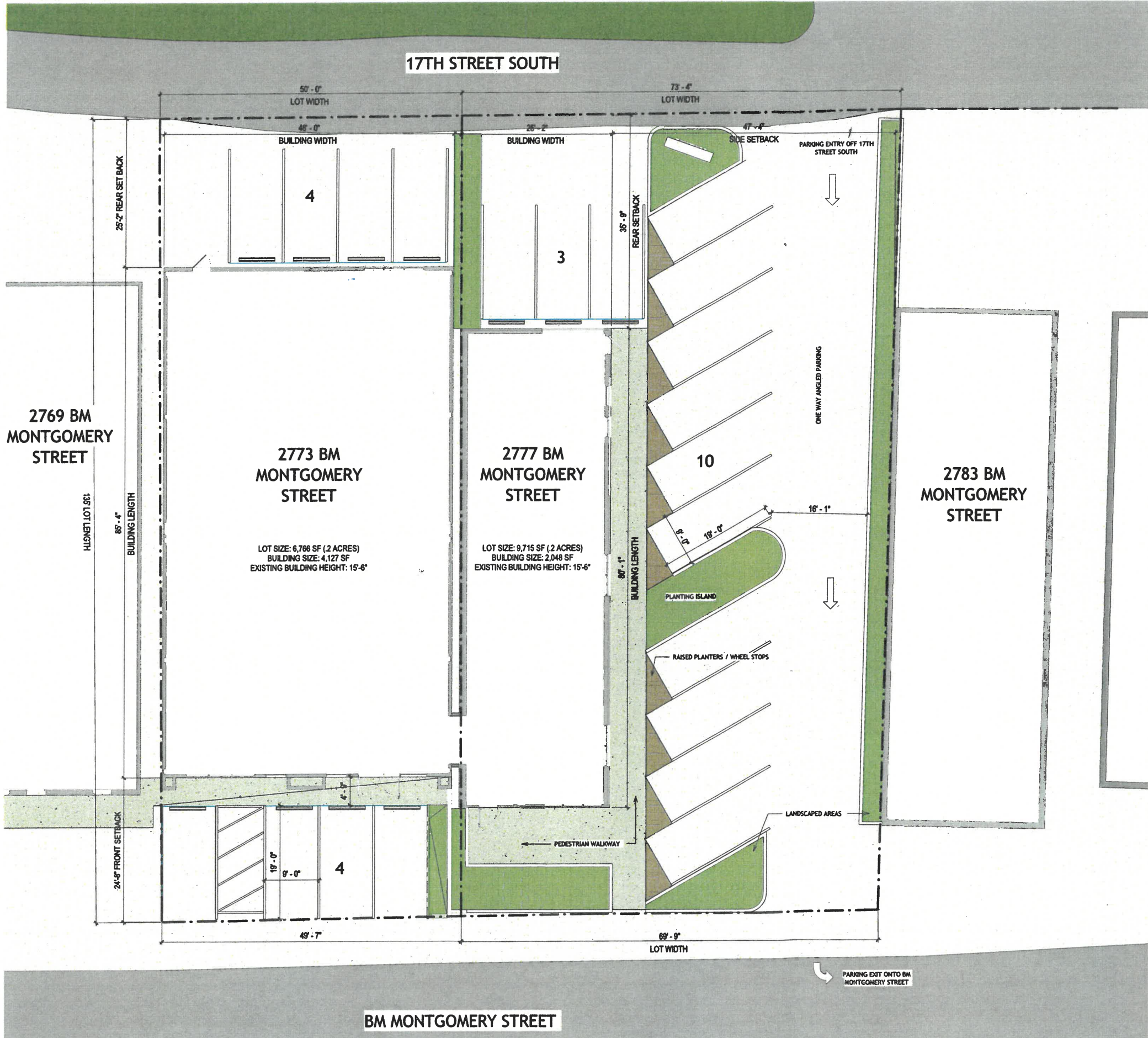
Lot 24-A, according to a Resurvey of Lots 22, 23, and 24, JT Loveless Addition to Clifton, said resurvey recorded in Map Book 82, Page 50, in Probate Office of Jefferson County, Alabama.

ALSO: North 20 feet of Lot 25, according to J.T. Loveless Addition to Clifton, as recorded in Map Book 1, Page 55, in the Probate Office of Jefferson County, Alabama.

Parcel II (**2773 BM MONTGOMERY STREET**):

Lot 23-A, according to a Resurvey of Lots 22, 23, and 24, J.T. Loveless Addition to Clifton, as recorded in Map Book 82, Page 50, in the Probate Office of Jefferson County, Alabama.

The lots described above are in process of being resurveyed into a single lot as part of a companion subdivision case (Case No. RS - 26-04-02). A Legal Description of the combined single lot will be provided as part of the resurveyed plat to be recorded with the Probate Office of Jefferson County.



**PLANNING COMMISSION CASE NO.
RZ 26-04-01**

* RELATED PLANNING COMMISSION CASE NO. RZ 26-04-02

PARKING REQUIREMENTS
 COMBINED NET SQUARE FOOTAGE = 4,031 SF
 USE CLASSIFICATION = SERVICES - PERSONAL (1 PER 300 SF)
 PARKING SPACES REQUIRED = 14
 PARKING SPACES PROVIDED = 21

SITE PLAN
PROPOSED PROVISION
STUDIO FITNESS
CENTER
 2773 & 2777 BM MONTGOMERY STREET

Studio Vestige
 studiovestige.com
 4314 Norwood Boulevard
 Birmingham, AL 35234
 205.222.3763

License Stamp

| Issuances | |
|----------------------|------------|
| Description | Date |
| RESURVEY APPLICATION | 04/07/2026 |

| Revisions | |
|-----------|------|
| Rev. | Date |

Set Title
REZONING APPLICATION
 Drawing Title
SITE PLAN

Sheet No.
A100

Date 03-18-2026
 Project No. 26002

1 SITE PLAN
 1/8" = 1'-0"



SITE PLAN
PROPOSED PROVISION
STUDIO FITNESS
CENTER

2773 & 2777 BM MONTGOMERY STREET

PLANNING COMMISSION CASE NO.
RZ 26-04-01

* RELATED PLANNING COMMISSION CASE NO. RZ 26-04-02

PARKING REQUIREMENTS

COMBINED NET SQUARE FOOTAGE = 4,031 SF
 USE CLASSIFICATION = SERVICES - PERSONAL (1 PER 300 SF)
 PARKING SPACES REQUIRED = 14
 PARKING SPACES PROVIDED = 21

Studio Vestige
 studiovestige.com
 4314 Norwood Boulevard
 Birmingham, AL 35222
 205.222.3763

License Stamp

| Description | Issuance Date |
|----------------------|---------------|
| RESURVEY APPLICATION | 04/07/2026 |

| Rev. | Description | Revision Date |
|------|-------------|---------------|
| | | |

Set Title
REZONING APPLICATION
 Drawing Title
SITE PLAN

Sheet No.
A100
 Date
 03-18-2026
 Project No.
 26002



① SITE PLAN
 1/8" = 1'-0"



**PROPOSED PROVISION
STUDIO FITNESS
CENTER**

2773 & 2777 BM MONTGOMERY
STREET

PLANNING COMMISSION CASE NO. RZ 26-04-01

* RELATED PLANNING COMMISSION CASE NO. RZ 26-04-02

PARKING CALCULATION PLAN

NET SQUARE FOOTAGE WAS CALCULATED BY ADDING THE USABLE INTERIOR SQUARE FOOTAGE OF THE SPACE WITH THE DEDUCTION OF THE FOLLOWING: STAIRS, ELEVATOR SHAFTS, CORRIDORS, RESTROOMS, KITCHENS, LOBBIES, AND OTHER AMENITY.

2773 BM MONTGOMERY STREET NET SQUARE FOOTAGE = 2,703 SF
2777 BM MONTGOMERY STREET NET SQUARE FOOTAGE = 1,328 SF

COMBINED NET SQUARE FOOTAGE = 4,031 SF

USE CLASSIFICATION = SERVICES - PERSONAL (1 PER 300 SF)

PARKING SPACES REQUIRED = 14
PARKING SPACES PROVIDED = 21

Studio Vestige
studiovestige.com
4314 Norwood Boulevard
Birmingham, AL 35222
205.222.3763

License Stamp

| Description | Issuance Date |
|----------------------|---------------|
| RESURVEY APPLICATION | 04/07/2026 |

| Rev. | Description | Date |
|------|-------------|------|
| | | |

Set Title
**REZONING
APPLICATION**

Drawing Title
**PARKING
CALCULATION
PLAN**

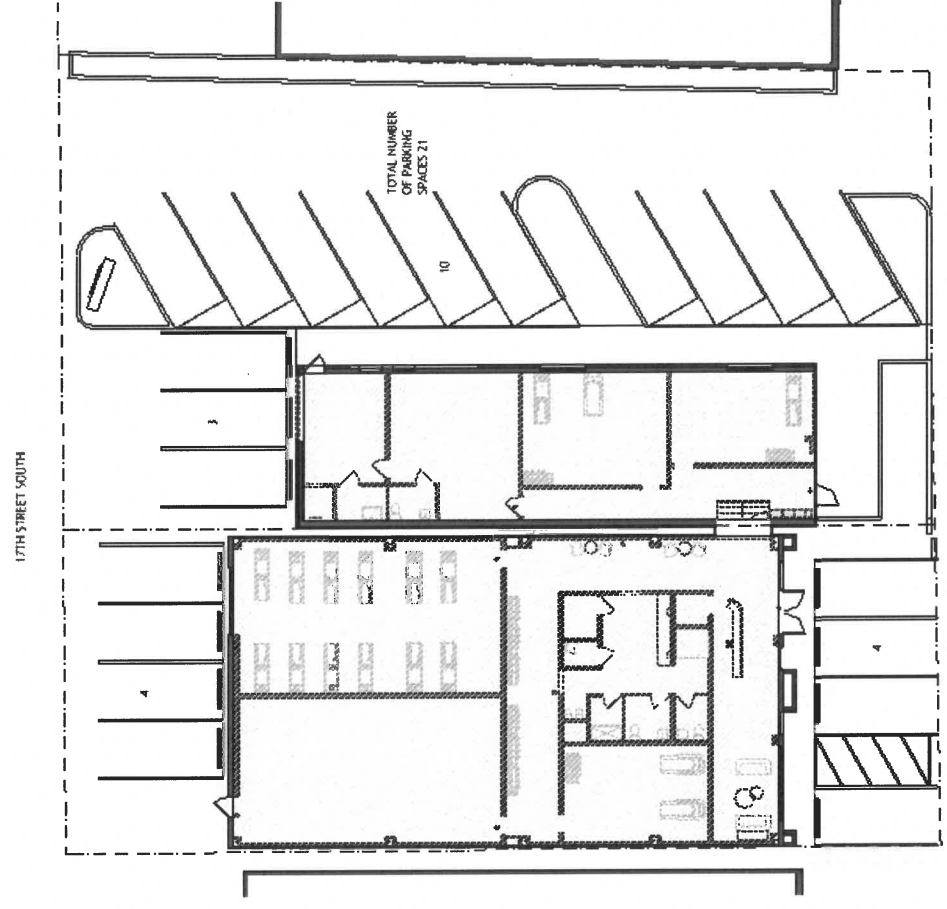
Sheet No.
A101

Date
03-18-2026

Project No.
26002



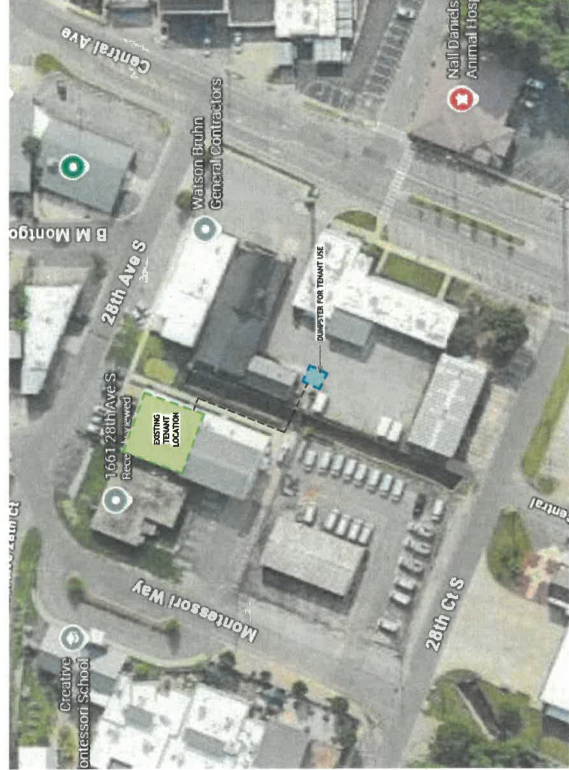
① FLOOR PLAN - NSF CALCULATION
3/16" = 1'-0"



PROPOSED SITE PLAN IMPROVEMENTS



PROPOSED TENANT DUMPSTER LOCATION



EXISTING TENANT DUMPSTER LOCATION

PLANNING COMMISSION CASE NO. RZ 26-04-01

*RELATED PLANNING COMMISSION CASE NO. RZ 26-04-02

DUMPSTER LOCATION REFERENCE PLAN

SITE PLANS SHOW EXISTING TENANT LOCATION AND ACCESS TO
 AS WELL AS PROPOSED TENANT LOCATION AND ACCESS TO
 ACCESS TO NEAREST DUMPSTER AT FUTURE LOCATION

**PROPOSED PROVISION
 STUDIO FITNESS
 CENTER**

2775 & 2777 B M MONTGOMERY
 STREET

Studio Vestige
 studiostudio.com
 4314 Norwood Boulevard
 Birmingham, AL 35222
 205.222.2783

License Stamp

| Description | Issuance Date |
|----------------------|---------------|
| RESURVEY APPLICATION | 04/07/2026 |

| Rev. / Description | Revisions Date |
|--------------------|----------------|
| | |

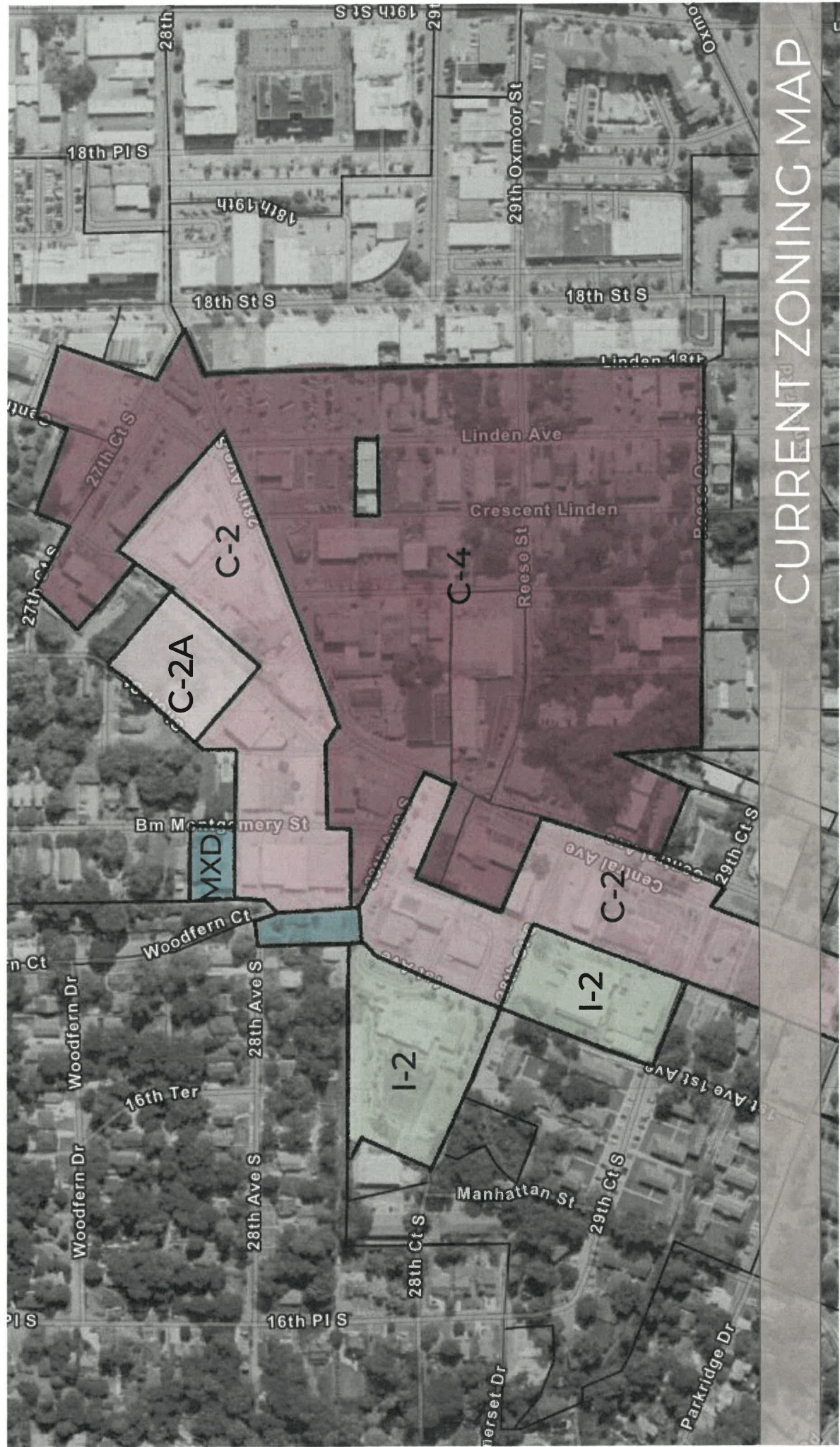
Set Title
**REZONING
 APPLICATION**
 Drawing Title
**DUMPSTER
 LOCATION**

Sheet No.
A102

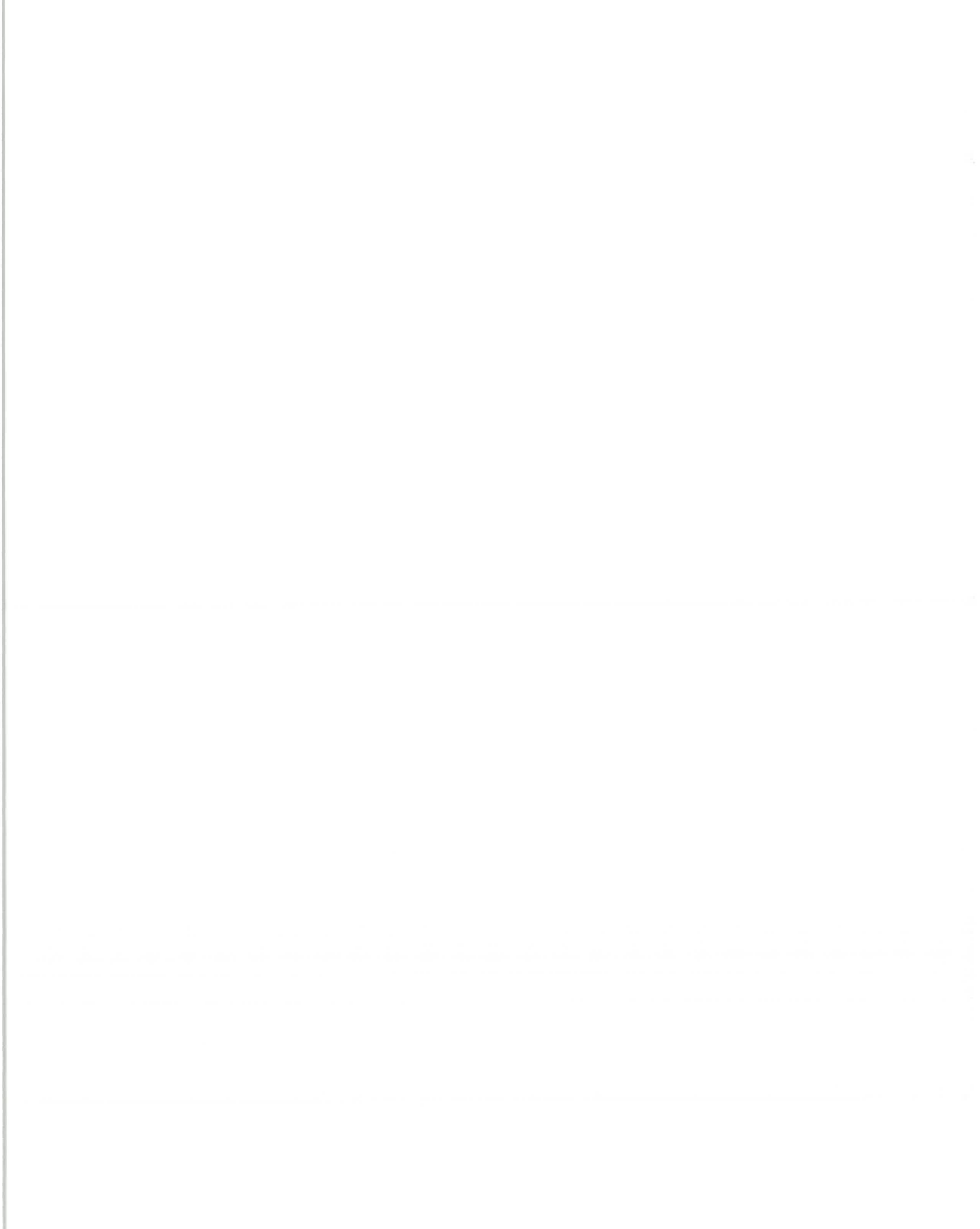
Date
 03-19-2026
 Project No.
 26002

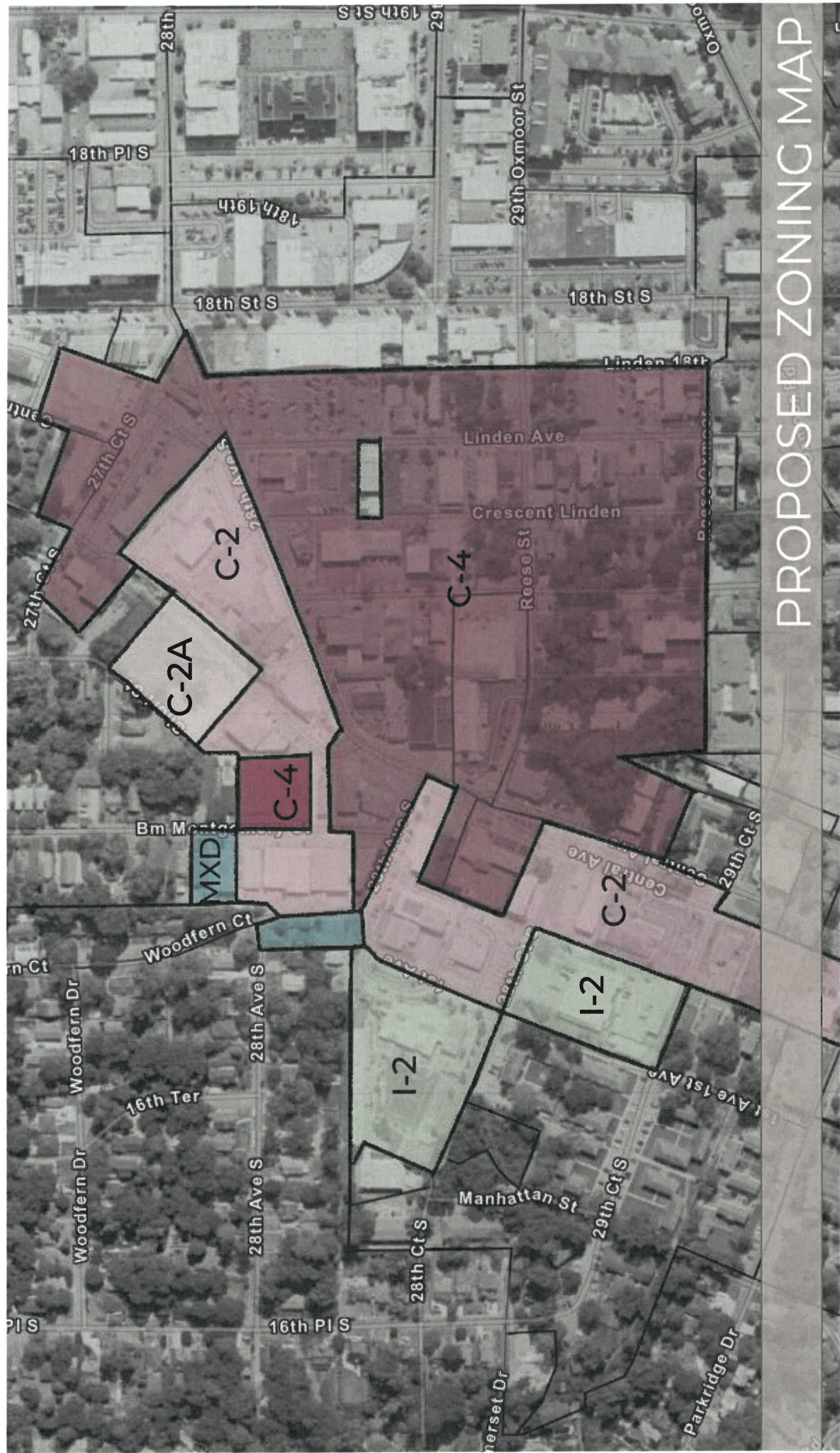
PROPOSED ZONING
CHANGES

04.07.2026



CURRENT ZONING MAP



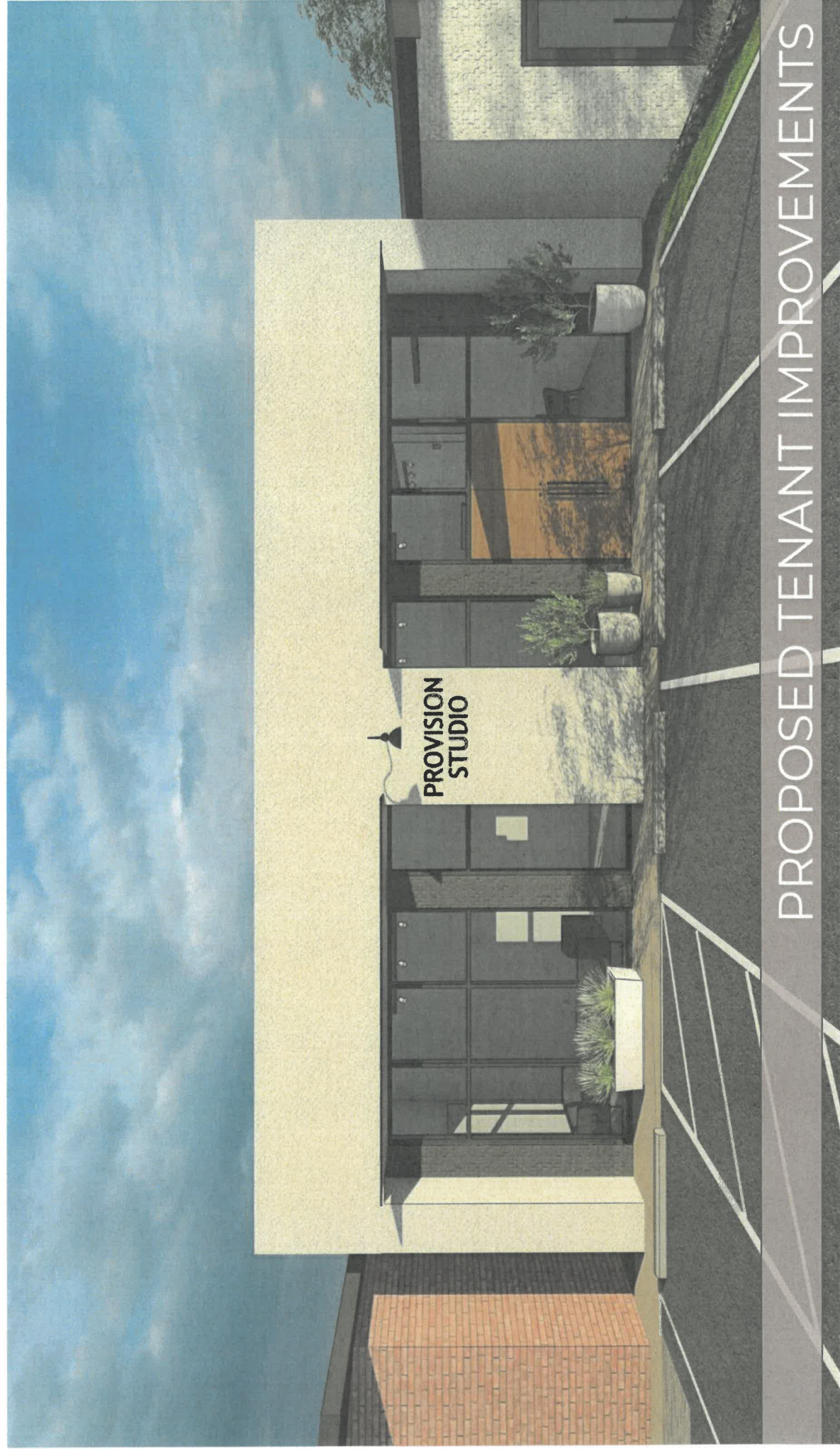


PROPOSED ZONING MAP

| Institutional | | | | | | | | | | | |
|---------------------------------------|--|--|--|--|--|--|--|--|--|---|---|
| Botanical gardens, cemetery | | | | | | | | | | | P |
| City hall, community center | | | | | | | | | | | P |
| Community garden | | | | | | | | | | R | R |
| Convention or exhibition facilities | | | | | | | | | | | P |
| Cultural (library, museum, gallery) | | | | | | | | | | | P |
| GOVERNMENT ADMINISTRATIVE FACILITIES | | | | | | | | | | | P |
| MEETING HALL/ PERFORMING ARTS | | | | | | | | | | | P |
| Municipal jail | | | | | | | | | | | P |
| Playground | | | | | | | | | | | P |
| Public park and recreation facilities | | | | | | | | | | | P |
| Public services facilities | | | | | | | | | | | P |
| Place of worship | | | | | | | | | | | P |
| School: elementary or middle | | | | | | | | | | | P |
| School: high | | | | | | | | | | | P |
| SCHOOL: POST SECONDARY | | | | | | | | | | | P |
| Lodging: interior room access | | | | | | | | | | | P |
| Lodging: exterior room access | | | | | | | | | | | P |

| Residential | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|---|
| Attached dwelling units | | | | | | | | | | | P |
| Detached dwelling units | | | | | | | | | | | P |
| Athletic fields | | | | | | | | | | | P |
| Coliseum / stadium | | | | | | | | | | | P |
| Golf course | | | | | | | | | | | P |
| Indoor sport facilities | | | | | | | | | | | P |
| Outdoor amusements and commercial recreation | | | | | | | | | | | P |
| Recreational facilities (passive) | | | | | | | | | | | R |
| Sexually oriented business | | | | | | | | | | | R |
| Theater, drive-in | | | | | | | | | | | P |
| THEATERS, INDOOR | | | | | | | | | | | P |
| Ambulance service, public or private | | | | | | | | | | | P |
| Armory | | | | | | | | | | | P |
| Manufacturing light (artisanal) | | | | | | | | | | | P |
| Manufacturing and industrial, light | | | | | | | | | | | R |
| Manufacturing and industrial, heavy | | | | | | | | | | | R |

ZONING USAGES



PROPOSED TENANT IMPROVEMENTS





PROPOSED TENANT IMPROVEMENTS





PROPOSED TENANT IMPROVEMENTS





PROPOSED TENANT IMPROVEMENTS

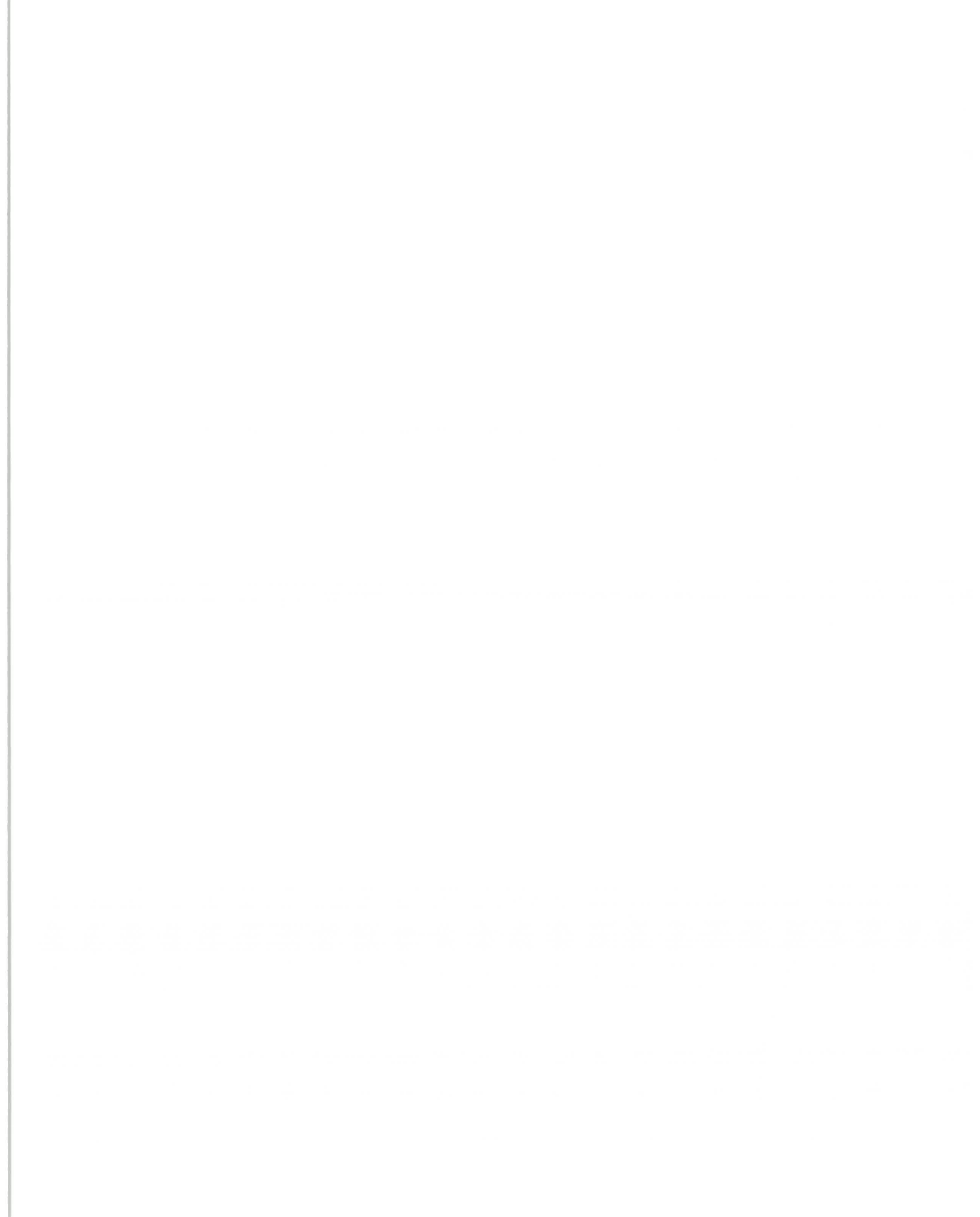


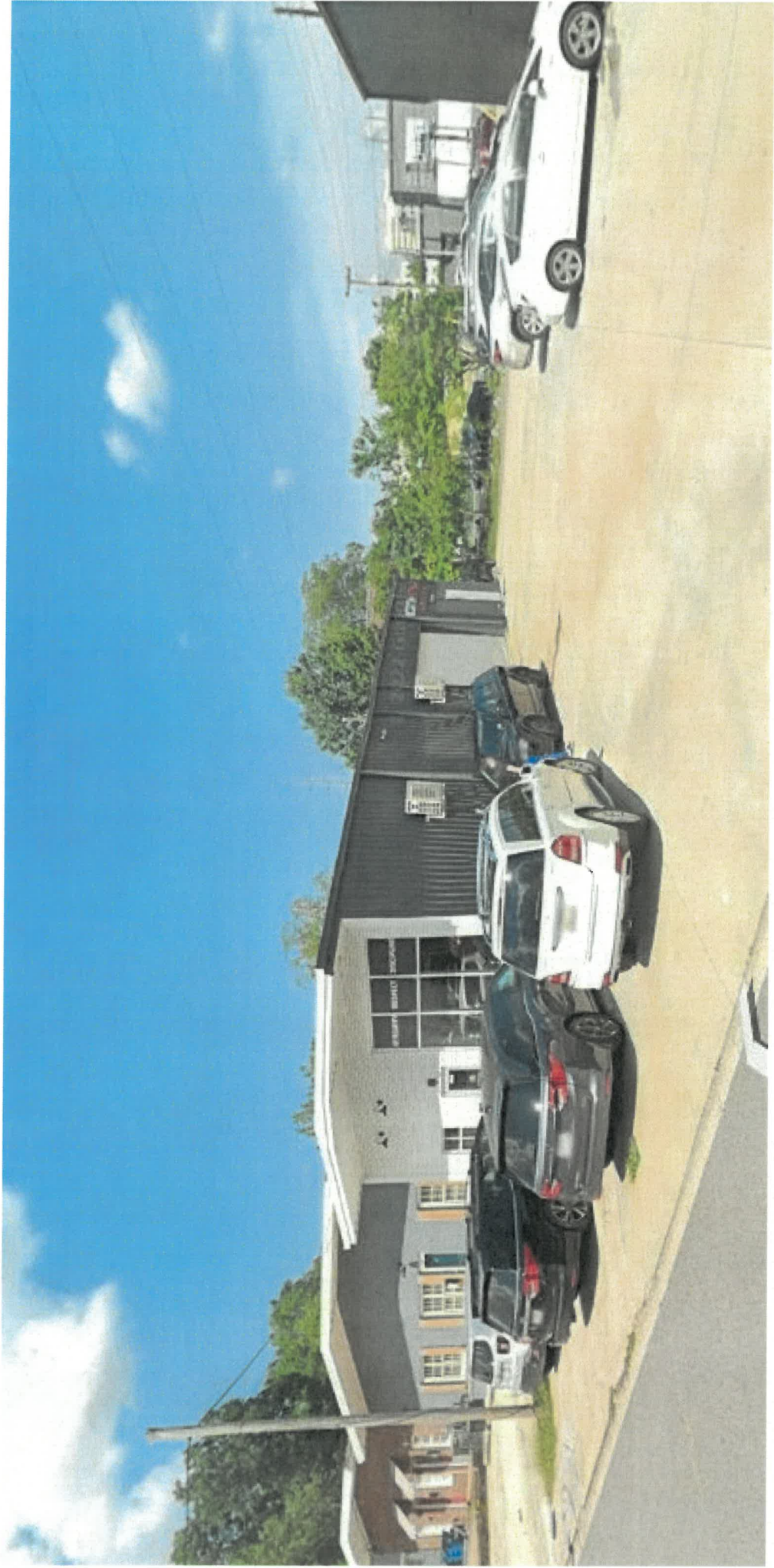


EXISTING FACADE



EXISTING FACADE





EXISTING FACADE





EXISTING FACADE



CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Cale Smith, PE, City Manager

Wyatt Pugh, 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 for 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 7, 2026**. 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:

Christine Thornton – Studio Vestige

for a proposed subdivision plat of land owned by:

Jared Lewis – ON THE DL, LLC

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

2773 & 2777 BM Montgomery Street

Parcel ID: 28-00-07-3-009-014.000 & 28-00-07-3-009-015.000

The proposal consists of a REZONING

Purpose:

A request to rezone the two subject properties, comprising a total of 0.37 acres, from their current zoning designation of C-2, Neighborhood Shopping District to a C-4, Central Business District zoning classification to facilitate the renovation and reuse of the existing buildings for the development of a health fitness center; said rezoning to be considered in conjunction with a companion subdivision case (Case # RS 26-04-02) to resurvey the separate lots into a single lot.

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 a 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 30, 2026, which is at least seven days before the fixed hearing date, to all property owners located within 500 ft. of the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Fred Goodwin, Planner

Engineering & Zoning Department

City of Homewood

PC CASE # RZ 26-04-01

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 refer to the case number or address in your comments.

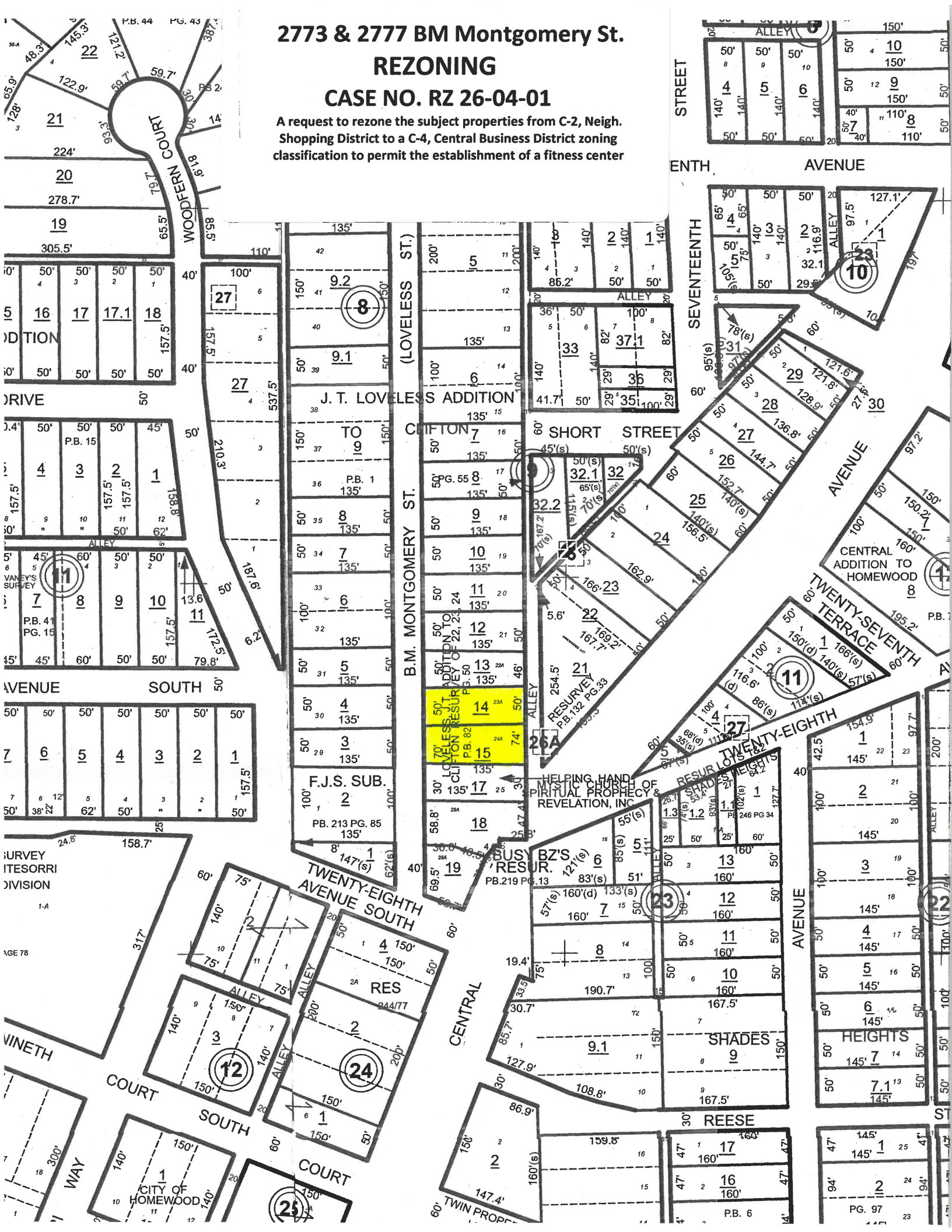
A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website (cityofhomewood.com) by clicking on the "Meetings Information / Planning Commission" tab approximately one week before the scheduled meeting.

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.

2773 & 2777 BM Montgomery St. REZONING

CASE NO. RZ 26-04-01

A request to rezone the subject properties from C-2, Neigh. Shopping District to a C-4, Central Business District zoning classification to permit the establishment of a fitness center



City of Homewood PC Case Map

2773 & 2777 B M
Montgomery St.

RZ 26-04-01

Vicinity Map

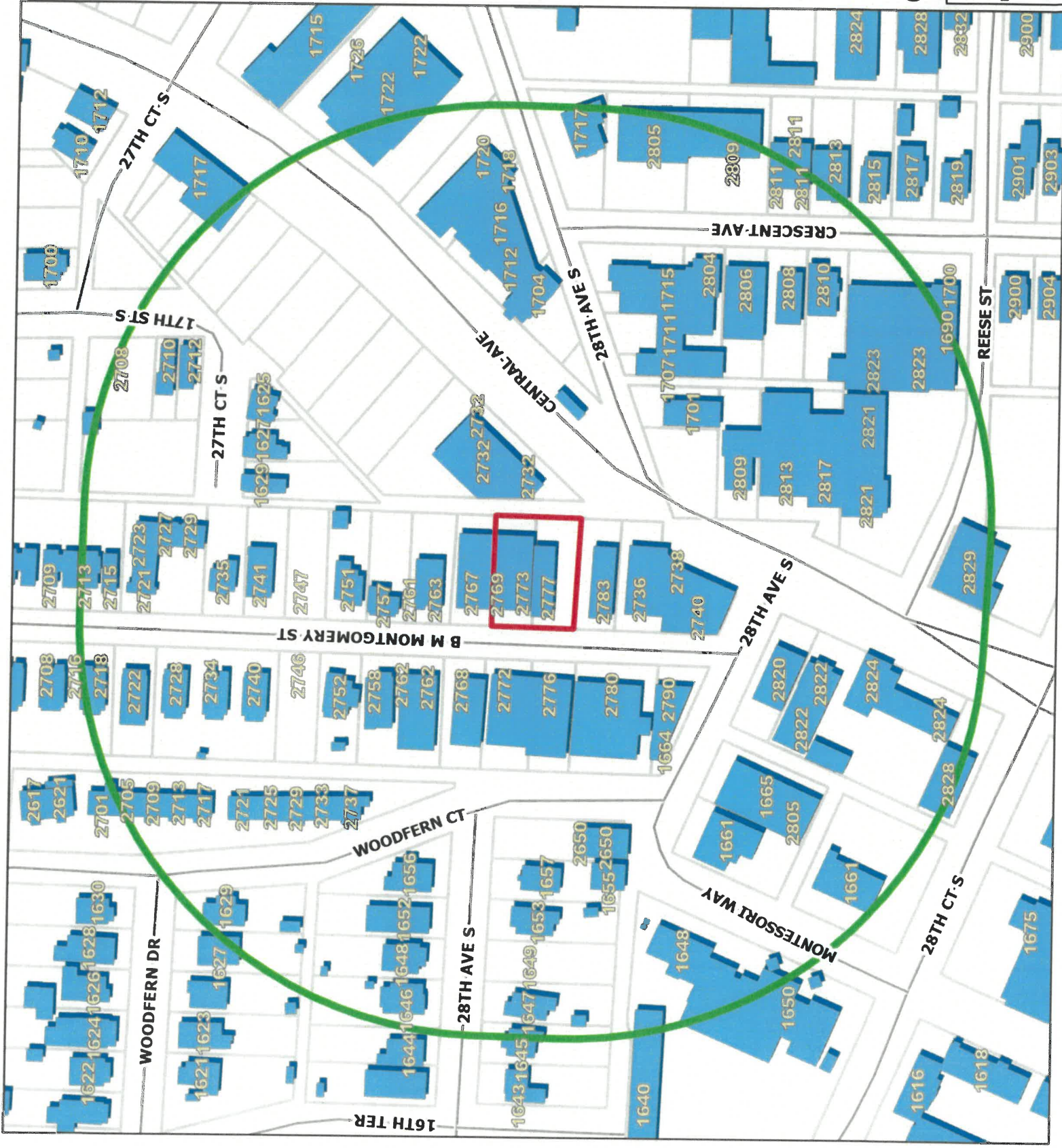
Proposed Provision
Studio Fitness Center

- 500 Ft Buffer
- Subject Property
- Building Footprint
- Building Shadow
- Parcels



0 40 80 160 US Feet

THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
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ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.



City of Homewood PC Case Map



2773 & 2777 B M
Montgomery St.

RZ 26-04-01







Current Zoning

Proposed Provision
Studio Fitness Center

Legend

-  Subject Property
-  Building Footprint
-  Parcels

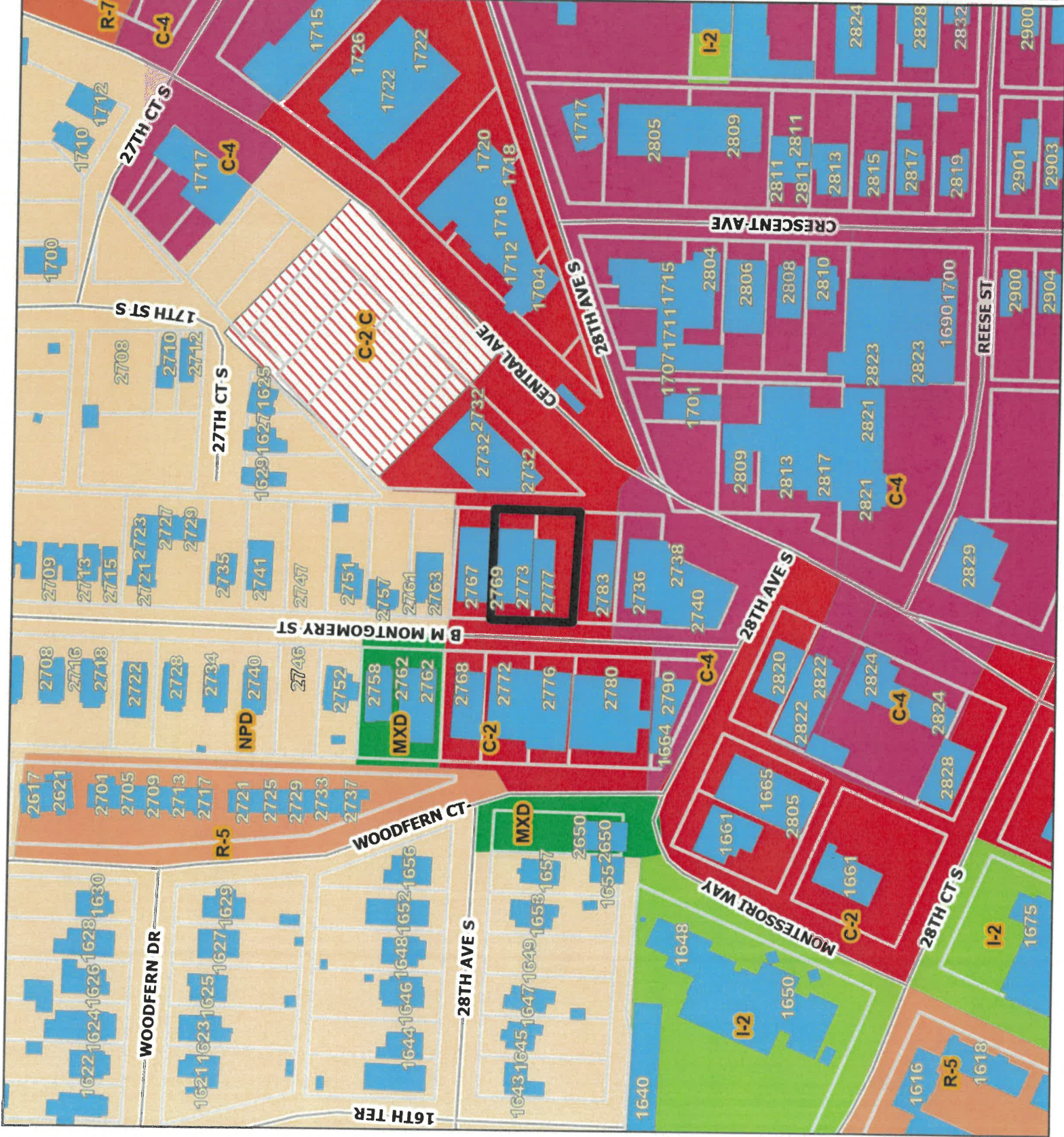
Zoning

-  NPD
-  R-5
-  R-7
-  C-2
-  C-2 C
-  C-4
-  I-2
-  MXD



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**City of Homewood
PC Case Map**

**2773 & 2777 B M
Montgomery St.**

RZ 26-04-01

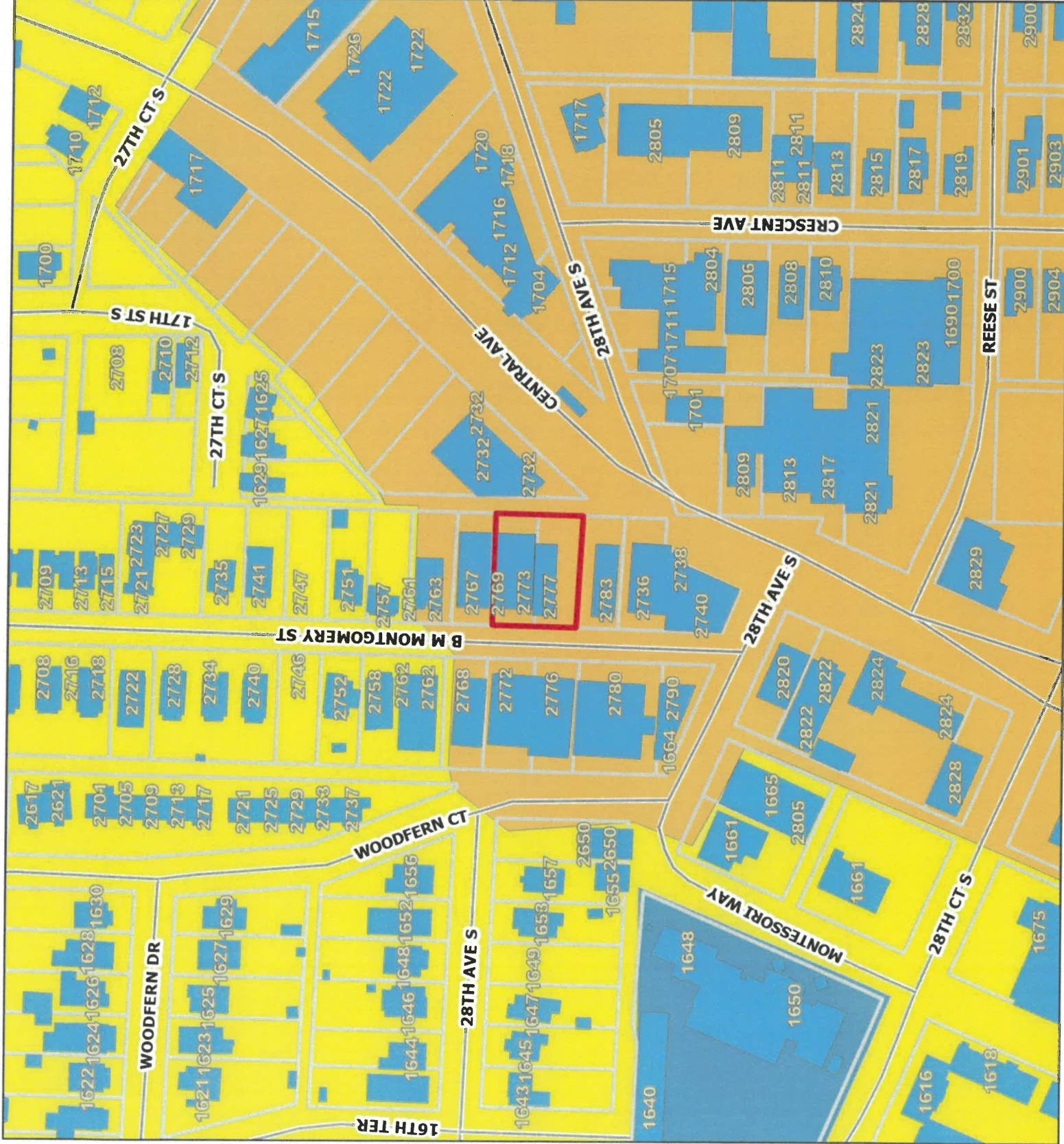
**Master Plan Land Use
Proposed Provision
Studio Fitness Center**

-  Subject Property
 -  Building Footprint
 -  Parcels
- Future Land Use**
-  Institutional
 -  Mixed Use
 -  Residential



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City of Homewood PC Case Map

2773 & 2777 B M
Montgomery St.

RZ 26-04-01

Aerial Map

 Subject Property
 Parcels



0 12.525 50 US Feet

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Bird's Eye View of 2773 & 2777 B M Montgomery St Looking East

