

Agenda
Homewood Planning Commission
Tuesday, June 1, 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 Link:

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

<https://us02web.zoom.us/j/84152537305?pwd=bHhkR2F5RjRYb1I4THBkb1V5Nk05dz09>

2nd Option: Join through the app if you already have the Zoom app downloaded Meeting #: 841 5253 7305, Passcode: 146842

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

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

Brady Wilson, Vice Chairman

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. Approval of Minutes - April 6, 2021 and May 4, 2021 Meetings

IV. Communications/Reports from Chairman & Vice Chairman

V. Old Business

Discussion of Up-Dates to the Planning Commission's By-Laws and Rules of Procedures

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 # RS 21-06-01, 900 Mountain Ridge Drive & 940 Broadway Street, Applicant: Trey Henderson, Property Owner(s): Trey & Lisa Henderson: Request for approval of a Resurvey of 1 lot and an acreage parcel into two lots to facilitate residential 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.

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

Physical Address: 900 Mountain Ridge Drive
 Date application filed: 4-16-21 Vacant lot(s)? No
 Subdivision location: _____
 Tax map Parcel I.D. Number(s): 29-09-23-1-001-056.004 & 29-00-24-2-009-001.000
 Acreage: 3.24 Number of proposed lots: 2
 Current Zoning: NPD (NEIGHBORHOOD PRESERVATION DISTRICT) Proposed land use: Residential
 Activity requested by applicant: (please check as applicable)
 Divide Property: _____ Move lot line(s): ☒
 Combine Property: _____ Other: _____
 Applicant: TREY HENDERSON Owner: Trey Henderson
 Phone: _____ Phone: _____
 Address: 3120 OVERTON DRIVE Address: 3120 Overton Dr
HomeWood AL 35209 HomeWood AL 35209
 City State Zip City State Zip

Signature of Applicant

Signature of Owner

Registered Land Surveyor: Weygand SurveyorsPhone: (205) 942-0086Address: 169 OXMOOR ROAD

HomeWood AL 35209
 City State Zip

FOR CITY USE ONLYApplication received by: FRED GEOPWIN on APRIL 16, 2021\$ 200.00 Application fee* received on 4/16/21 by receipt # —

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 21-06-01

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 900 MOUNTAIN RIDGE DRIVE & 940 BROADWAY STREET

Date application filed: MAY 20, 2021 Vacant lot(s)? NO

Subdivision location: _____

Tax map Parcel I.D. Number(s): 29-00-23-1-001-056.004 & 29-00-24-2-009-001.000

Acreage: 3.24 Number of proposed lots: 2

Current Zoning: NPD (NEIGHBORHOOD PRESERVATION DISTRICT) Proposed land use: RESIDENTIAL

Activity requested by applicant: (please check as applicable)

Divide Property: _____ Move lot line(s): ☒

Combine Property: _____ Other: _____

Applicant: TREY HENDERSON

Owner: Lisa Laudan Henderson

Phone: (205) 520-8222

Phone: (205) 520-8222

Address: 3120 OVERTON DRIVE

Address: 3120 Overton Dr.

HomeWood AL 35209

Birmingham AL 35209

City State Zip

City State Zip

Signature of Applicant

Signature of Owner

Registered Land Surveyor: WEYGAND SURVEYORS

Phone: (205) 942-0080

Address: 169 OXMOOR ROAD

HomeWood AL 35209

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on APRIL 16, 2021

\$ 200.00 Application fee* received on 4/16/21 by receipt # —

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

SEND A RESURVEY OF MORTGAGE AND LOT 5 RESURVEY OF GRAHAM'S ADDITION TO HOMEWOOD
AS RECORDED IN MAP BOOK 180, PAGE 13 IN THE OFFICE OF THE JUDGE OF PROBATE.
JEFFERSON COUNTY, ALABAMA

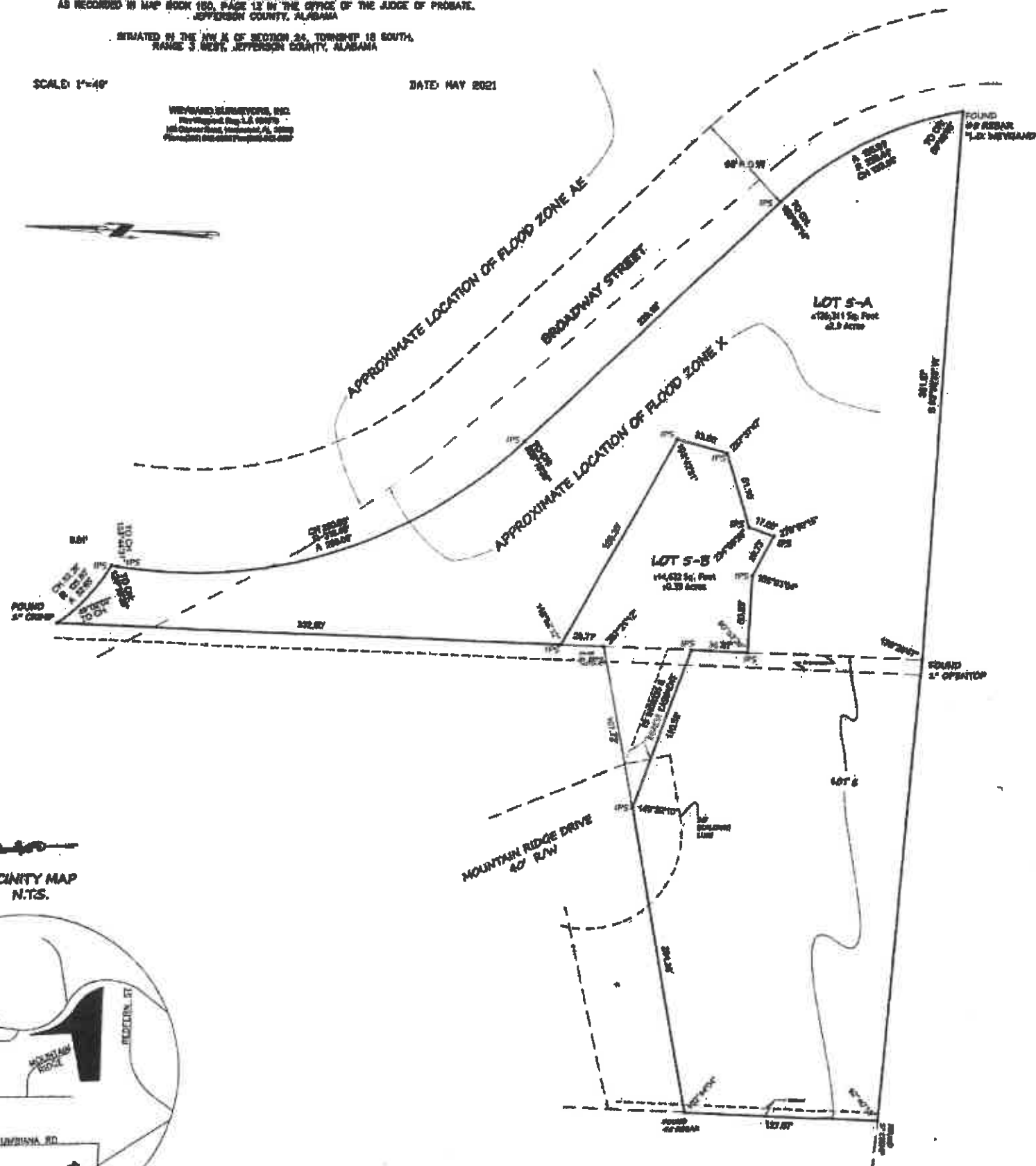
SITUATED IN THE NW 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH,
RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=40'

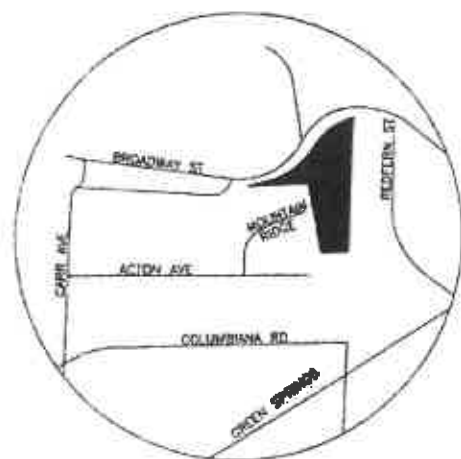
DATE: MAY 2021

WELSH-BELL SLEEVES, INC.
 P.O. Box 1000
 1000 Highway 100, Nashville, TN 37203
 Phone: (615) 252-2222

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VICINITY MAP
N.T.S.



NOTE:

THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 61073C0554H, DATED SEPTEMBER 3, 2010.

State of (Indiana)
Jefferson County[illegible]

In Witness Whereof, the said Sir William has set his name and seal, and Tray Shadworth, as Clerk, have caused these presents to be signed on this instant, the 4th day of November, 1881.

[illegible]

By Tracy Anderson - Owner

State of Michigan
 Jefferson County

in Henry Field in and he said County and State, do hereby certify that Ray Steward, whose name is signed to the foregoing certificate as Lead Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority.

Clasp under my hand and seal this _____ day of _____ 1901

History Points - Construction Eng.

State of Indiana
Jefferson County

I, _____, of Holley Public in and for said County and State, do hereby certify that Troy Robinson, Green, whose name is signed to the foregoing certificate on _____, was in Holley in and for said County and State on this date, and being informed of the contents of said certificate, she executed said certificate with full authority conferred.

Given under my hand and seal this _____ day of _____ 2017

By: Nancy Peltier - Confidentiality ExpertFinal plot approved by resolution of the Homeowners Planning Commission on _____ 2001.
APPROVED FOR SIGNATURE _____

Chairperson

Secretary

Zonier Administration

Certified that this part is an accurate survey of the collection, and that all annotations have been copied as represented.

Date _____ Buy Vermont, Inc. 1-8 888-888-8888

NOTE: The Department approves Circulates that this document has been reviewed for provision of future or existing military awards; however, this does not mean military actions have been taken or will be taken in the future. Any change in Right of Way or Government boundaries after this date may void their approval.

Director of Environmental Services

5-6

[illegible]

NOTE: DISTANCE SHOWN ON THIS MAP IS NOT TRUE HOURS AND SHOULD NOT BE CONSIDERED AS APPROXIMATE

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, June 1, 2021**. 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 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.

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

Trey Henderson

for a proposed plat of land owned by:

Trey & Lisa Henderson

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

900 Mountain Ridge Drive & 940 Broadway Street

Parcel: 29-00-23-1-001-056.004 & 29-00-24-2-009-001.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey of one lot and an acreage parcel into two lots to facilitate residential 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 May 25, 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 21-06-01

Instructions: If you choose to participate in the meeting on-line, please utilize the following link:

1st Option:

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

<https://us02web.zoom.us/j/84152537305?pwd=bHhkR2F5RjRYb1I4THBkbjV5Nk05dz09>

(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 #: 841 5253 7305

Passcode #: 146842

3rd Option:

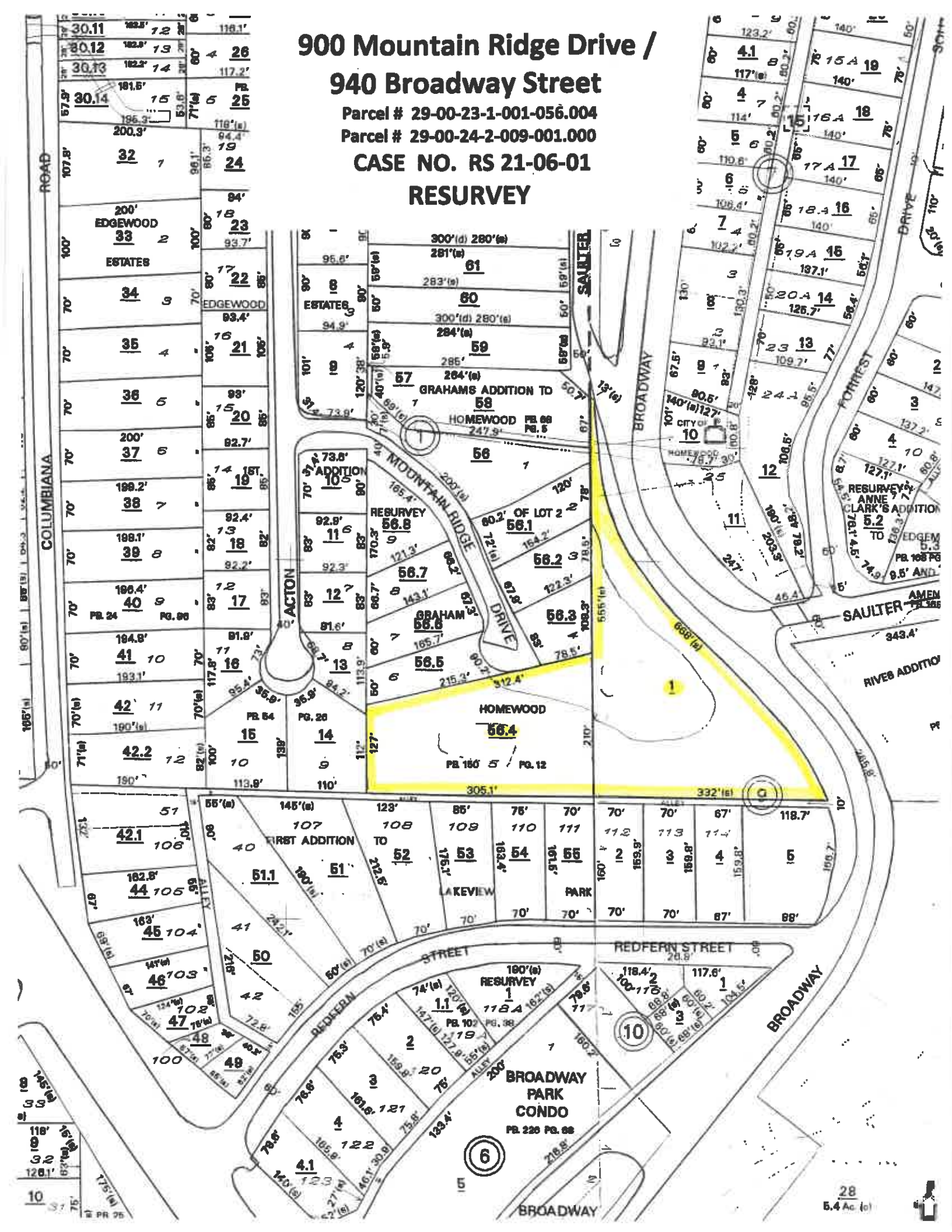
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You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

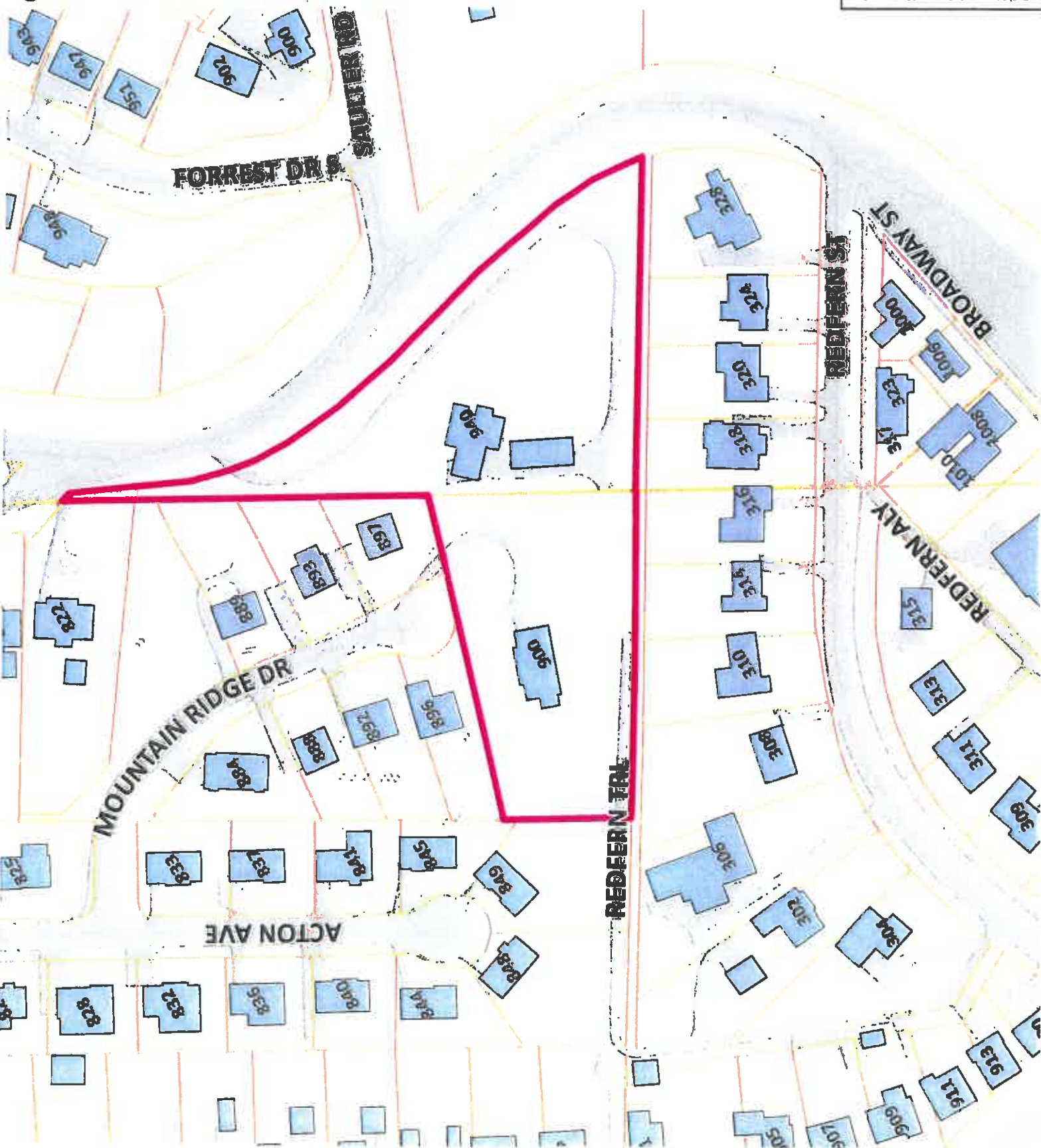
**900 Mountain Ridge Drive /
940 Broadway Street**
Parcel # 29-00-23-1-001-056.004
Parcel # 29-00-24-2-009-001.000
CASE NO. RS 21-06-01
RESURVEY



City of Homewood

900 Mountain
Ridge Dr

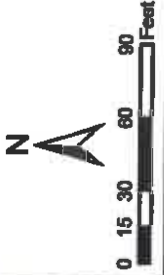
Building Footprint



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

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 333-4828

Subject
Property
Parcel



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