

**Homewood Planning Commission  
Agenda  
Tuesday, June 2, 2026, 6:00 P.M.  
CITY COUNCIL CHAMBERS  
2850 19<sup>th</sup> 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 2<sup>nd</sup> 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](http://www.cityofhomewood.com/engineering-zoning) or to the Board Secretary [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4<sup>th</sup> 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 – April 7, 2026 ( No Meeting Held in May )**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business**
- VI. New Business**
  - 1. Case # RS 26-04-03: 617 Warwick Road (Lot 15) & 605 Windsor Drive (Lot 16), Parcel ID: 28-00-17-2-008-001.000 & 28-00-17-2-008-024.000, Applicant: Weygand Surveyors, Owners: Dan & Karen Weinrib & Gloria Whitlock Purpose: A request for approval of a resurvey of the subject properties to adjust the common boundary line between the two lots in order to eliminate the encroachment of an existing patio which extends across the shared property line; said resurvey resulting in the transfer of approximately 436 sq. ft. from Lot 16 to Lot 15.**

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.

2. Case # RZ 26-06-01: 1832 25<sup>th</sup> Court South, Parcel ID 28-00-07-2-001-065.000, Applicant: City of Homewood, Owners: Dylan Burke & Elizabeth Nuss Purpose: A request to rezone the western portion of the subject property, comprising approximately 2,079 sq. ft., from I-2, Institution District to an NPD, Neighborhood Preservation District zoning classification in order to make it consistent with the majority of the lot's current zoning designation.

**VII. Communications From Staff**

**VIII. Adjournment**



RS 26-04-03

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

# Planning and Zoning General Application

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

Property Address: 617 WARWICK ROAD HOMEWOOD 35209  
 Parcel ID: 28 00 17 2 008 001.000 RR Current Zoning: NPD, NEIGH. PRESERVATION DISTRICT  
 Acreage: 0.49 Proposed Land Use: RESIDENTIAL  
 Applicant: WEYGAND SURVEYORS Property Interest of Applicant: know survey or  
 E-mail: info@weygand.com Applicant Phone #: 205-942-0086  
 Mailing Address: 173 OKMOOR ROAD HOMEWOOD AL 35209  
 City State Zip

Property Owner: DAN + KAREN WEINRIB  
 E-mail: REDACTED Phone #: \_\_\_\_\_  
 Mailing Address: same as above  
 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, Dan WEINRIB (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 WEYGAND SURVEYORS (Print Applicant) to act as representative in all matters concerning this application.

REDACTED Signature of Property Owner Date 4/15/2026  
Mary Kinley Overby Signature of Applicant Date 4/16/26

### 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: NPD  
 Proposed Zoning District: NPD  
 Special Flood Hazard Area (Y/N): NO

Date Received in Office: APRIL 20, 2026 Time Received: \_\_\_\_\_  
 Received By: FRED GOODWIN Case Number(s): RS 26-04-03



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

# Planning and Zoning General Application

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

Property Address: 605 WINDSOR DRIVE HOMWOOD 35209

Parcel ID: 28 00 17 2 008 024.000 RR Current Zoning: NPD, NEIGH. PRESERVATION DISTRICT

Acreage: 0.29 Proposed Land Use: RESIDENTIAL

Applicant: WEYGAND SURVEYORS Property Interest of Applicant: licensed surveyor

E-mail: info@weygand.com Applicant Phone #: 205-942-0086

Mailing Address: 173 ORMOOR ROAD HOMWOOD AL 35209

City State Zip

Property Owner: GLORIA WHITLOCK

E-mail: \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: SAME AS ABOVE

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, GLORIA WHITLOCK (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 WEYGAND SURVEYORS (Print Applicant) to act as representative in all matters concerning this application.

x Gloria L. Whitlock  
Signature of Property Owner Date

Mary King Overby  
Signature of Applicant Date 4/16/24

### 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: NPD  
Proposed Zoning District: NPD  
Special Flood Hazard Area (Y/N): NO
- Date Received in Office: APRIL 20, 2024 Time Received: \_\_\_\_\_  
Received By: FRED GOODWIN Case Number(s): RS 26-04-03



Good evening Members of the Planning Commission,

We are before the Commission this evening regarding a minor lot line adjustment between the properties owned by Mr. Dan Weinrib and his neighbor, Ms. Gloria Whitlock. The purpose of this request is to resolve an existing patio encroachment associated with Mr. Weinrib's property in a manner that is cooperative, equitable, and fully consistent with applicable zoning requirements.

Mr. Weinrib is currently undertaking improvements related to an existing patio area that, based on recent review and survey information, extends slightly across the shared property line. In order to permanently correct and eliminate this encroachment, Mr. Weinrib is requesting approval for a small transfer of property area from Ms. Gloria's lot to his own. The area involved is 436 Square Feet.

Importantly, this request is not the result of a dispute between neighbors. To the contrary, both property owners are in full agreement regarding the proposed adjustment and support the resolution being presented to the Commission. The proposed modification represents a practical and amicable solution that will establish a clear and compliant property boundary moving forward.

Additionally, based on the preliminary calculations and survey information available at this time, both resulting lots will continue to meet the minimum lot size requirements established under the City of Homewood's zoning regulations. The adjustment is minimal in scope and will not adversely affect the character of the neighborhood, surrounding properties, or the intent of the zoning ordinance.

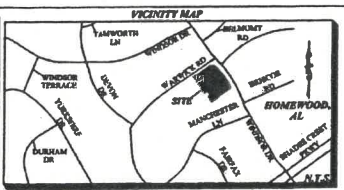
This request is simply intended to correct an existing condition, formalize the agreed-upon boundary adjustment, and ensure long-term compliance with property and zoning standards.

We respectfully request the Commission's consideration and approval of this minor lot line adjustment. Thank you for your time and attention this evening.

Thank you,

**LEGEND**

(F)	FIELD MEASURED
(D)	DEED/RECORD
(P)	PLAT/MAP
N/R	NOT RECOVERED
S.F.	SQUARE FEET
DB	DEED BOOK
PG	PAGE
MB	MAP/PLAT BOOK
○	SET MON. "CA50309"
●	FOUND MON. AS DESCRIBED
△	CALCULATED POINT
—	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	OLD LOT LINE



# WEINRIB-WHITLOCK RESURVEY OF COUNTRY CLUB

Being a resurvey of Lots 15 & 16, in Block 21, of Unit 2 Country Club Sector Hollywood, as recorded in Map Book 19, Page 107, in the Office of the Probate Judge of Jefferson County, Alabama.

Situated in the Northwest 1/4 of Section 17, Township 18 South, Range 2 West  
Jefferson County, Alabama

**SITE ADDRESS:**  
617 WARWICK ROAD & 605  
WINDSOR DRIVE  
HOMEWOOD, AL 35209

The Purpose of this Resurvey is to Adjust the Boundary Line between Lot 15 and Lot 16, in Block 21, of Unit 2 Country Club Sector Hollywood, for Residential use.  
February 2026.

APPROVED FOR RECORDING BY THE HOMEWOOD PLANNING COMMISSION

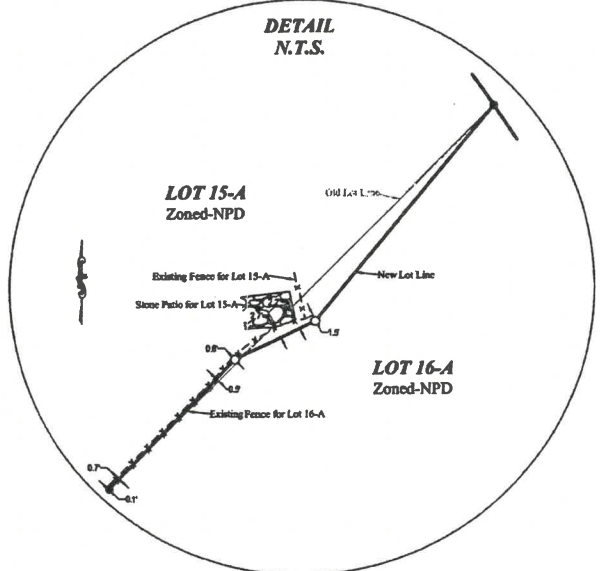
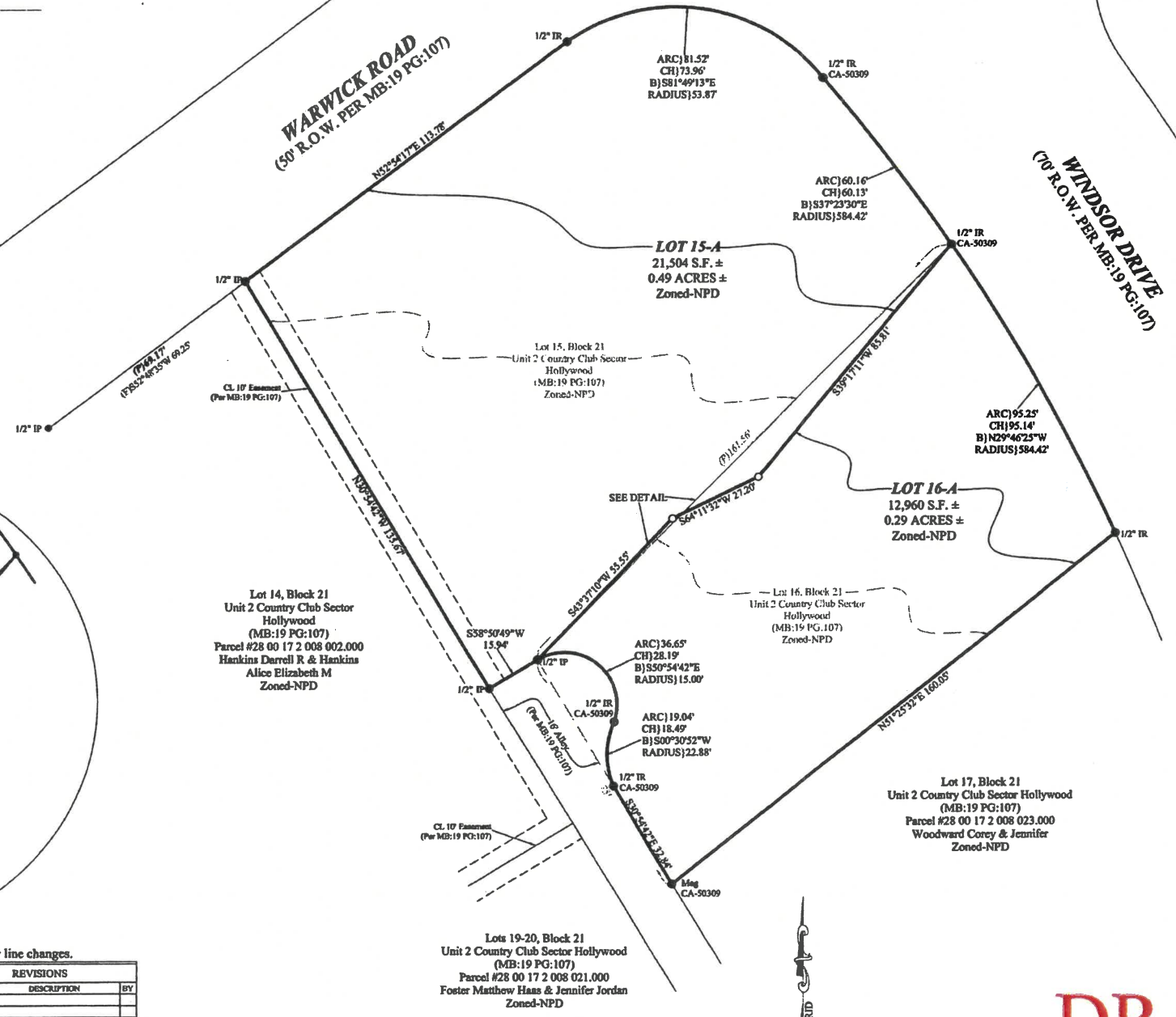
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
ZONING ADMINISTRATOR

**NOTE:**  
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however 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.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Director of Environmental Service

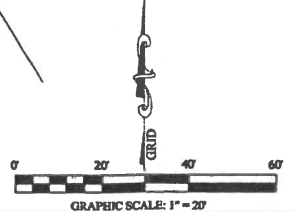


**NOTE:**  
See Detail as shown herein for in-depth explanation for adjoining boundary line changes.

PREPARED BY:	DATE OF FIELDWORK:	REVISIONS	
<b>WEYGAND</b>	02/05/2026	DATE	DESCRIPTION
173 OXMOOR ROAD, BIRMINGHAM, AL 35209	DATE OF MAP: 02/18/2026		
EMAIL: INFO@WEYGAND.COM	FIELDWORK BY: DREW M.		
OFFICE: 205-962-6986	DRAWN BY: ALEX BAKER		
WEYGANDSURVEYOR.COM	REVIEWED BY: JIMMY PIRSON		
	APPROVED BY: JEFFERY LUCAS		

**REFERENCES**

> DE-200318 PG-0388
> MB-1940 PG-735
> MB-19 PG-107



**DRAFT**

STATE OF ALABAMA  
JEFFERSON COUNTY)

The undersigned, Jeffery N. Lucas, Professional Land Surveyor, State of Alabama, and Dan and Karen Weinrib, and Gloria Whitlock, as the (Owners), hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as "WEINRIBS RESURVEY", showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its 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 block, and showing the relation of the lands to the map of Unit 2 Country Club Sector Hollywood (MB 19, PG 107), and to government survey of Section 17, Township 18 South, Range 2 West 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. I, Jeffery N. Lucas, hereby state that 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 agrees that the City of Homewood may, at any time, change the natural or existing grade of my street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

In Witness Whereof, we have hereunto set our hands this the \_\_\_\_ day of \_\_\_\_\_, 2026.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Jeffery N. Lucas, PLS AL 16680

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Dan Weinrib (Owner)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Karen Weinrib (Owner)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Gloria Whitlock (Owner)

STATE OF ALABAMA  
JEFFERSON COUNTY)

I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that Jeffery N. Lucas, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY)

I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that Dan Weinrib, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY)

I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that Karen Weinrib, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY)

I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that Gloria Whitlock, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY)

**NOTES:**  
All easements on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, private television cable systems, and may be used for such purposes to serve property both within and without this subdivision (unless otherwise noted). no permanent structure or other obstruction shall be located within the limits of a dedicated easement.

Builder is responsible for the drainage on each lot and in and around each building.  
Builder will be responsible for adjusting the bids or top elevation for all manholes and yard inlets on each lot.

The lot owner/builder shall use appropriate methods, whether pipes, underdrain, ditches, grading or other means, to provide a building site free of surface or subsurface drainage problems without adversely affecting adjacent lots.

The lot owner/builder shall field verify the location and elevation of sanitary sewer service line or septic tank location prior to construction of building foundations.

Elevation of all sanitary sewer laterals to each lot should be verified by builder prior to setting lowest floor of residence to be serviced.  
No house shall have a finished floor elevation less than two (2) feet above top of any adjacent storm sewer without engineer's approval.  
No fence shall impede the flow of water in any drainage way.

Weygand, LLC is not responsible for soil compactions and did not conduct any surface or subsurface investigations.  
Building setbacks are to be based on the current zoning requirements of the subject property. The Subject Property is Zoned NPD, Neighborhood Preservation District.  
This Property is NOT located in a Special Flood Hazard Area (ZONE "K") as Per Map No. 01073C0557J, Dated September 24, 2021.  
This Resurvey Plat was completed with the benefit of a Property Boundary Survey performed by Weygand, LLC, under the responsible charge of Jeffery N. Lucas, PLS, #16680, job #2026-10, dated 02/05/2026.

**TITLE & DESCRIPTION:**  
 (PER INSTRUMENT #200116-9188)  
 Lot 15, in Block 21, according to the Survey of Unit Two, Country Club Sector of  
 Unit 2 Country Club, recorded in Map Book 19, page 107, in the Public Office of Jefferson  
 County, Alabama.

LEGEND	
(F)	FIELD MEASURED
(D)	DEPICTED
(N/A)	NOT RECOVERED
(C/V)	COVERED
(D/B)	DIBED BOOK
(M/B)	MANUAL BOOK
(F)	FOUND IRON PIN AS DESCRIBED
(M/B)	MISSING IRON PIN AS DESCRIBED
—	OVERHEAD POWER
—	ELECTRICITY LINE
—	BUILDING LINE
—	EASEMENT
—	AIR CONDITIONER
—	LIGHT POLE
—	SANITARY MANHOLE
—	CURB INLET

**SURVEYOR'S NOTES:**

- This survey of the "Subject Property" was conducted for the purpose of a Property Boundary Survey only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- All survey measurements are in U.S. Survey Feet. Bearings are based on Alabama State Plane Coordinate System, West Zone, Grid North, NAD83 (2011). Positioning observations were collected using the ALDOT CORS system.
- Subsurface features (underground utilities, septic tanks, etc.), minor fences (post-and-rail, wire, etc.), and trees and shrubs were not located as a part of this survey. The surveyor is not responsible for any damage to or removal of any such features or vegetation. Notice is hereby given that "Call-811" or other appropriate utility location service should be notified fifty-eight (48) hours in advance of any excavation, drilling, or other similar activity.
- Survey was conducted without the benefit of an abstract of title, title report, or title opinion. Therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record not shown hereon.
- Property ownership information shown hereon (if any) was derived from the GIS Parcel Identification website for the County and State of the property as shown hereon.
- Date of field work is the last time that either the field or office personnel were on site and the last direct knowledge that this surveyor has of the conditions. Date of map and date of filing are the dates that this surveyor has of the conditions as depicted hereon.

**NOTICE:**  
 This survey was conducted with the benefit of a survey performed by Weygand Surveyors, under the responsible charge of Laramee D. Weygand PLS AL 10371, dated June 24, 1992, Job No. 99797.

REVISIONS	DATE	DESCRIPTION	BY

**PROPERTY BOUNDARY SURVEY**

PREPARED FOR: DAN WEINGARD  
 ADDRESS: 817 W. PARKWAY  
 HOUSTON, AL 35894  
 JOB NUMBER: 2024-10

DATE OF MAP: 02/06/2024  
 FIELDWORK BY: JEFFERY N. LUCAS  
 DRAWN BY: ALEX BAKER  
 REVIEWED BY: JIMMY PUNSON  
 APPROVED BY: JEFFERY LUCAS

**WINDSOR DRIVE**  
 (70' R.O.W. PER MB:19 PG:107)

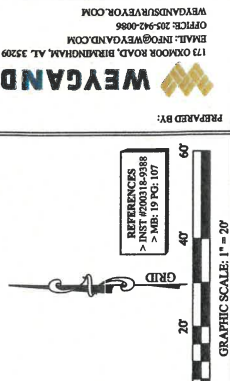
**WARMICK ROAD**  
 (50' R.O.W. PER MB:19 PG:107)

**LOT 15, BLOCK 21**  
 UNIT 2 COUNTRY CLUB  
 SECTOR HOLLYWOOD  
 (MB:19 PG:107)  
 21,098 S.F. ±  
 0.48 ACRES ±

**MASONRY & FRAME RESIDENCE #617**

**Lot 14, Block 21**  
 Unit 2 Country Club Sector  
 (MB:19 PG:107)  
 Parcel #28 00 17 2 008 002.000  
 Hankins Darrell R. & Hankins Alice Elizabeth M.

**Lot 16, Block 21**  
 Unit 2 Country Club Sector  
 (MB:19 PG:107)  
 Parcel #28 00 17 2 008 024.000  
 Whitlock Gloria



DATE OF FIELDWORK: 02/05/2024  
 APPROVED BY: JEFFERY LUCAS

**WEGYAND**  
 173 OXMOOR ROAD, BIRMINGHAM, AL 35209  
 PHONE: 205-949-0966  
 EMAIL: BORO@WEGYAND.COM  
 WEGYANDSURVEYOR.COM



**SURVEYOR'S CERTIFICATION**

I hereby certify that all parts of this map of survey have been completed in accordance with the laws and regulations of the State of Alabama and that the surveying was done in the State of Alabama to the best of my knowledge, information, and belief.

**Jeffery N. Lucas**  
 State of Alabama  
 License No. 10371  
 205-949-0966



LEGEND	
(F)	FIELD MEASURED
(D)	DEED/RECORD
(R)	RECORDED
N/R	NOT RECOVERED
S/V	SQUARE FEET
DB	DEED BOOK
MB	MAP/PLAT BOOK
○	ROUND IRON PIN AS DESCRIBED
○	ROUND IRON PIN AS DESCRIBED WITH AS DESCRIBED
—	OVERHEAD POWER
—	EXISTING UTILITY LINE
—	BUILDING LINE
—	EXISTING
—	AIR CONDITIONER
—	LIGHT POLE
—	SANITARY MANHOLE
—	CURB INLET

**LEGAL DESCRIPTION:**  
(PER REAL: 040 PG:23)

Lot 16, in Block 21, according to the Map and Survey of Unit Two Country Club Sector of Unit 2 Country Club, as shown on the map of the same title recorded in Map Book 19, page 107, in the Public Office of Jefferson County, Alabama.

**SURVEYOR'S NOTES:**

- This survey of the "Subject Property" was conducted for the purpose of a Property Boundary Survey only and is not intended to delineate the regulatory jurisdiction of any local, state, federal or local agency, board, commission or other similar entity.
- All survey measurements are in U.S. Survey Feet. Bearings are based on Alabama State Plane Coordinate System, West Zone, Grid North, NAD83 (2011). Positioning observations were collected using OPUS adjusted solutions under RTK.
- Subsurface features (underground utilities, septic tanks, etc.), minor features (fountains, valves, etc.), and trees and stumps were not located as a part of this survey. The surveyor is not responsible for any damage to or destruction of any utility locations service should be notified forty-eight (48) hours in advance of any survey.
- Survey was conducted without the benefit of an abstract of title, title report, or title opinion. Therefore, there may be other easements, rights-of-way, setback lines, appurtenances, reservations, restrictions, or other similar matters of public record not shown hereon.
- Property ownership information shown hereon (if any) was derived from the GIS/Parcel Identification website for the County and State of the property as of the date of fieldwork.
- Date of fieldwork is the last time that either the field or office personnel were on site and the last direct knowledge that this surveyor has of site conditions. Date of map and date of registration are the dates that this surveyor has of site conditions as depicted on this map.

**SIGNATURE AND RAISED OR "FRESH" SEAL OF A LICENSED SURVEYOR.**

**NOTE:**  
This survey was conducted with the benefit of a survey performed by Belbel Whitten L.S. AL 275, dated July 6, 1933.

Lot 15, Block 21  
Unit 2 Country Club Sector  
Hollywood  
Parcel #28 00 17 2 005 001.000  
Weinrib Dan & Karen (D)

Lot 14, Block 21  
Unit 2 Country Club Sector  
Hollywood  
Parcel #28 00 17 2 002 002.000  
Hankins Darrell R. & Hankins Alice Elizabeth M

Lot 19-20, Block 21  
Unit 2 Country Club Sector  
Hollywood  
Parcel #28 00 17 2 001 001.000  
Foster Matthew Hans & Jennifer Jordan

Lot 17, Block 21  
Unit 2 Country Club Sector  
Hollywood  
Parcel #28 00 17 2 003 003.000  
Woodward Corey & Jennifer

REVISIONS	DATE	DESCRIPTION

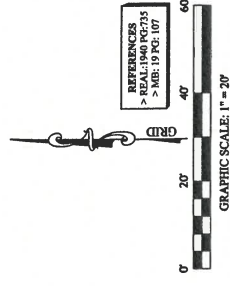
**PROPERTY BOUNDARY SURVEY**

PREPARED FOR: MARY WEINRIB  
ADDRESS: 409 WINDSOR BLVD  
HOUSTON, TX 77059

JEFFERSON COUNTY  
JOB NUMBER: 2024-10

DATE OF FIELDWORK: 02/05/2025  
FIELDWORK BY: BRETT M.  
DRAWN BY: ALEX BAKER  
REVIEWED BY: JEFFREY LUCAS  
APPROVED BY: JEFFREY LUCAS

WEGAND  
173 OKMORA BLVD, BIRMINGHAM, AL 35209  
PHONE: 205-943-0966  
EMAIL: INFO@WEGAND.COM  
WEGANDSURVEYOR.COM

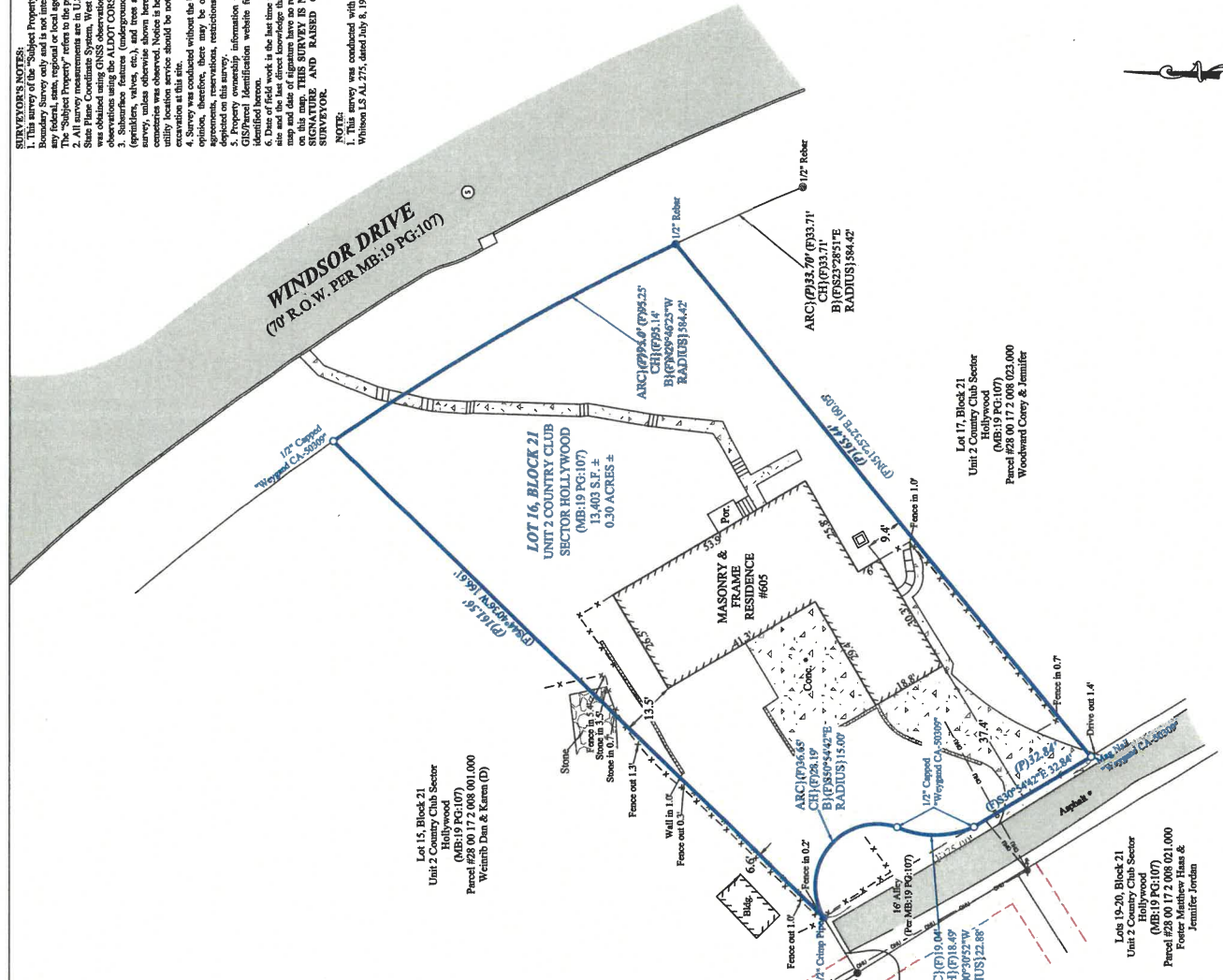


**SURVEYOR'S CERTIFICATION**

I hereby certify that all parts of this map of survey have been completed in accordance with the laws and regulations of the State of Alabama and that I am a duly Licensed Surveyor in the State of Alabama to the best of my knowledge, information, and belief.

WEGAND, LLC  
Jeffery N. Lucas  
Digitally signed by Jeffrey N. Lucas  
DN: cn=Jeffery N. Lucas, o=WEGAND, ou=Surveyors, email=jn.lucas@wegand.com, c=US

Jeffery N. Lucas, PLS AL 16680  
10000 Park Road, Houstonwood, AL 35229  
205-943-0966



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

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

Cale Smith, PE, City Manager

Wyatt Pugh, Director

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**Planning Commission**  
**PUBLIC HEARING NOTICE**

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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 (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, beginning at **6:00 P.M., on Tuesday, June 2, 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:

**Weygand Surveyors**

for a proposed subdivision plat of land owned by:

**Dan & Karen Weinrib and Gloria Whitlock**

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

**617 Warwick Road (Lot 15) & 605 Windsor Drive (Lot 16)**

**Parcel ID: 28-00-17-2-008-001.000 & 28-00-17-2-008-024.000**

**The proposal consists of a RESURVEY**

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**Purpose:**

**A request to resurvey the subject properties to adjust the common boundary line between the two lots in order to eliminate the encroachment of an existing patio which extends across the shared property line, and which is in need of repair; said resurvey resulting in the transfer of approximately 436 sq. ft. of property from Lot 16 to Lot 15.**

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 May 26, 2026, which is at least seven days before the fixed hearing date, to all property owners adjoining 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 # RS 26-04-03**

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](http://www.cityofhomewood.com)) on the home page, or you can connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream).

Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary of the Planning Commission at [fred.goodwin@homewoodal.org](mailto: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.

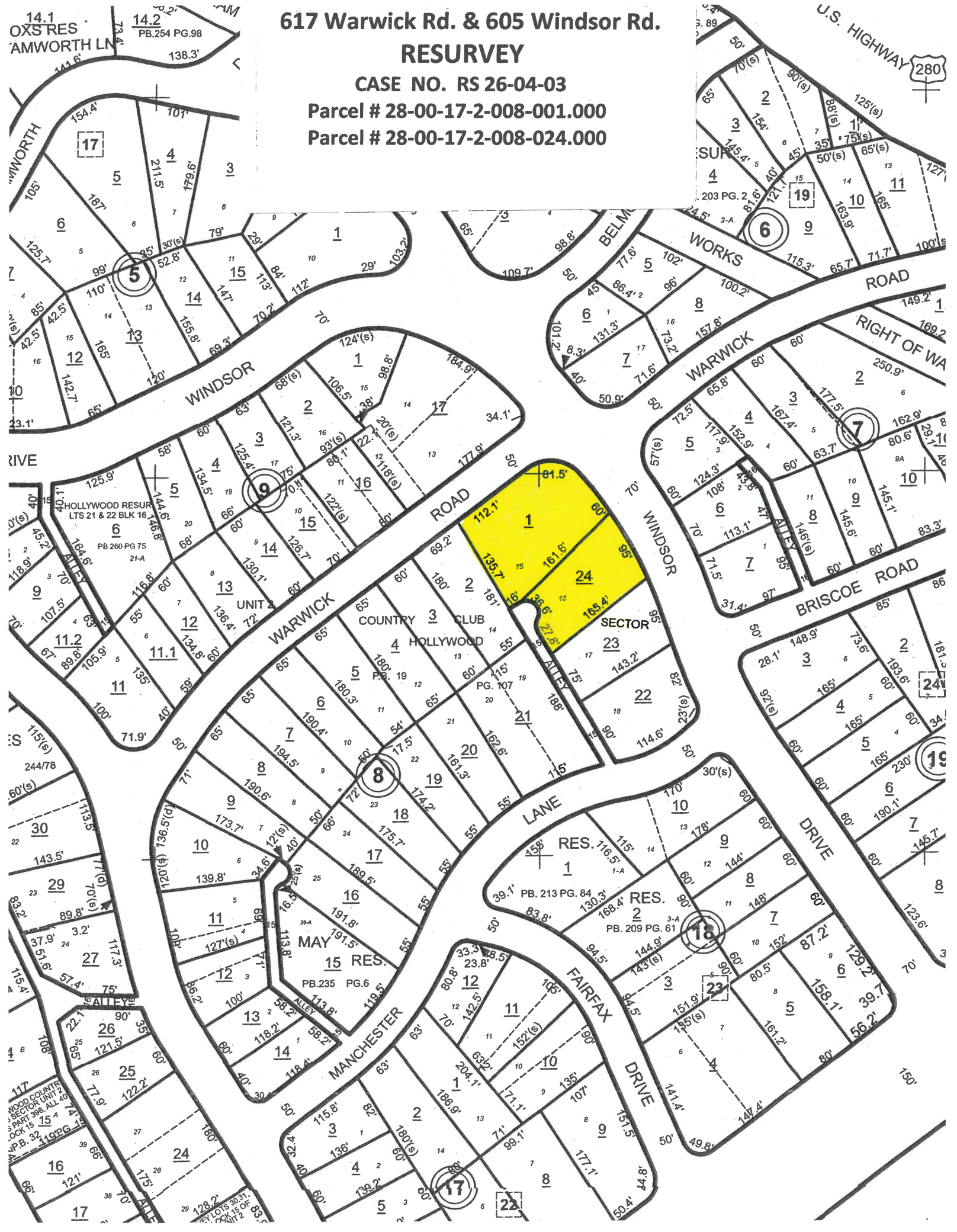
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14.1  
OX'S RES  
AMWORTH LN  
14.2  
PB.254 PG.98

# 617 Warwick Rd. & 605 Windsor Rd. RESURVEY

CASE NO. RS 26-04-03  
Parcel # 28-00-17-2-008-001.000  
Parcel # 28-00-17-2-008-024.000





**City of Homewood  
PC Case Map**

617 Warwick Rd &  
605 Windsor Rd

RS 26-04-03

Proposed Change

-  Subject Properties
-  Proposed Line Change
-  Transferred Property
-  Building Footprint
-  Building Shadow
-  Parcels



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US Feet

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



**City of Homewood  
PC Case Map**

617 Warwick Rd &  
605 Windsor Rd

RS 26-04-03

Aerial Photo



 Subject Properties  
 Parcels



0 15 30 60



US Feet

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**City of Homewood  
PC Case Map**

617 Warwick Rd &  
605 Windsor Rd

RS 26-04-03

Aerial Photo  
Transferred Property



■ Transferred Property  
□ Parcels

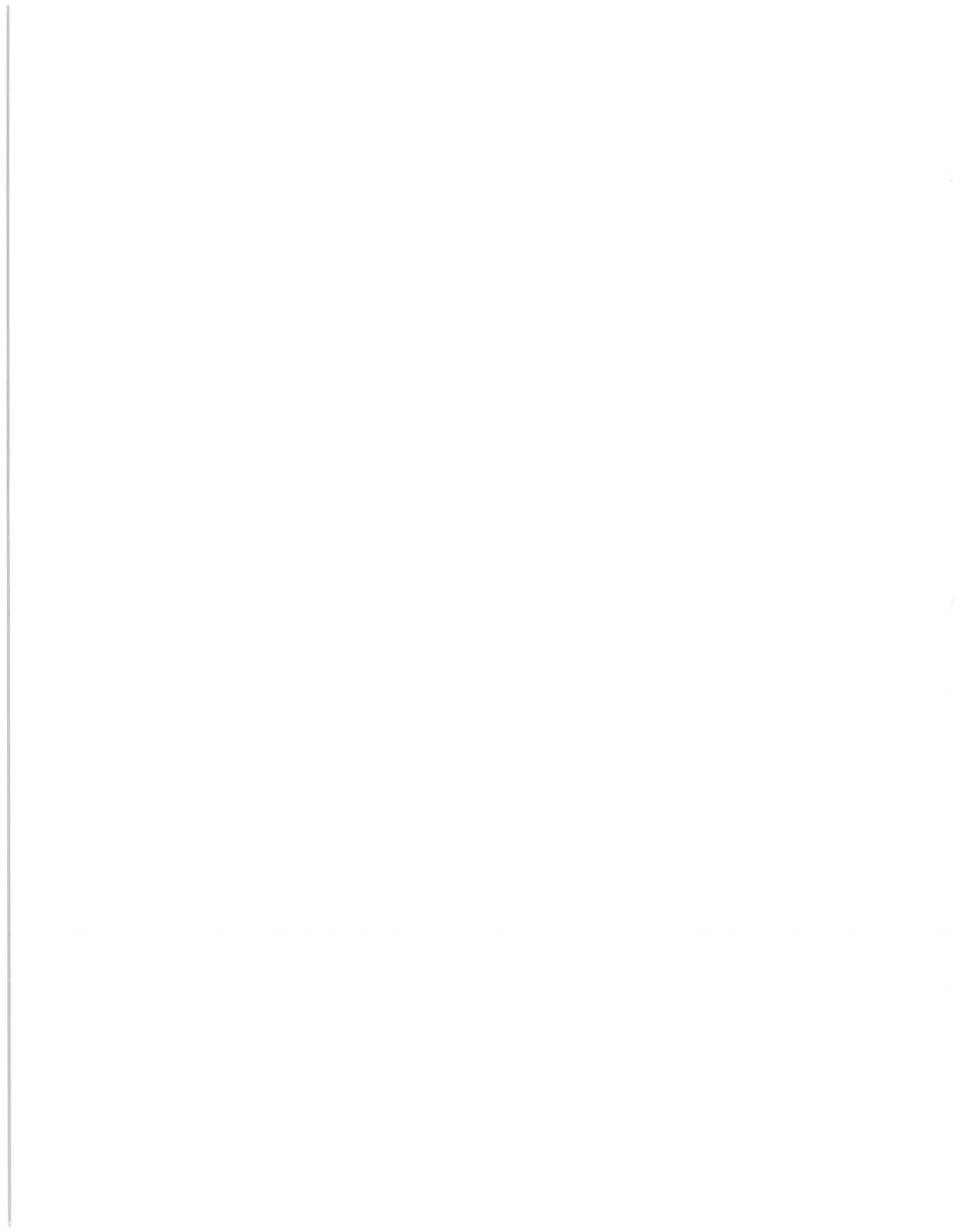
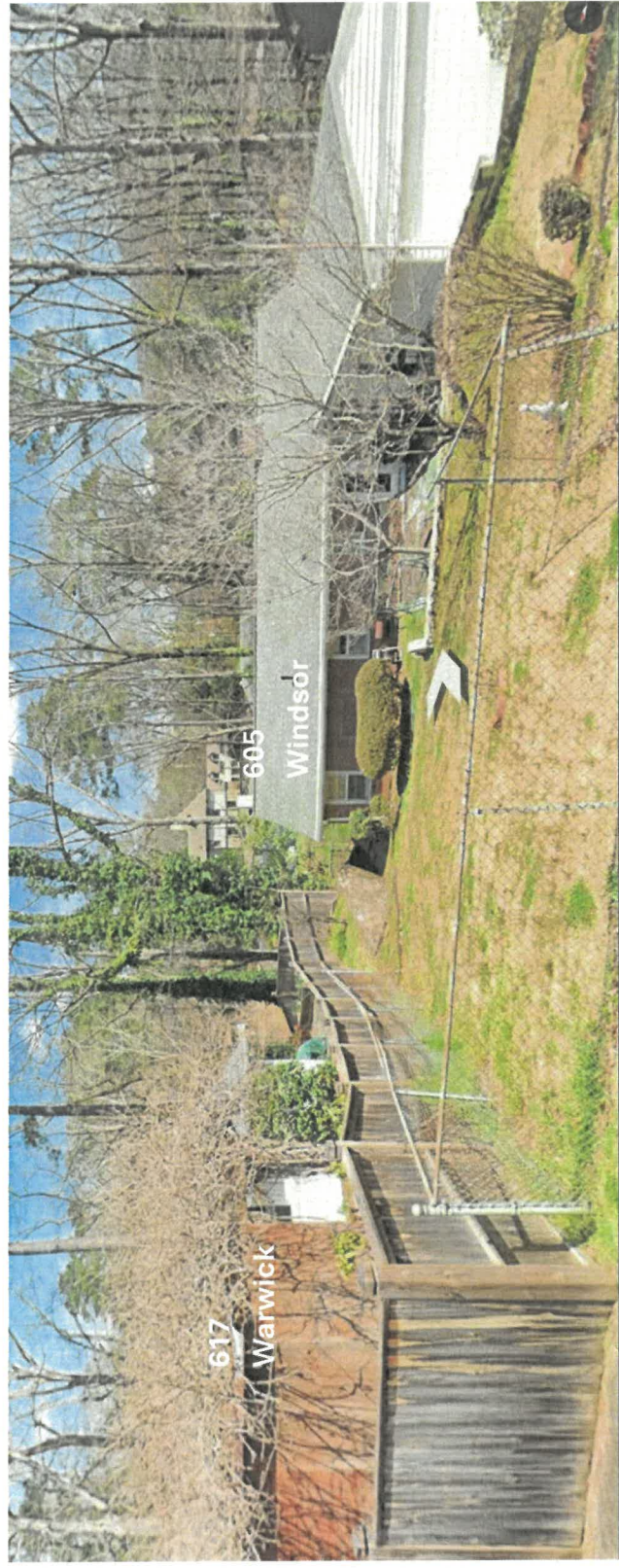


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US Feet

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617 Warwick & 605 Winsor – Rear Alley View Looking East



FORM IX.

AMENDMENT TO THE ZONING ORDINANCE ("RE-ZONING")

HOMEWOOD PLANNING COMMISSION

1. Date application filed: MAY 20, 2026 Requested hearing date: JUNE 2, 2026

2. Applicant: CITY OF HOMEWOOD

Phone(s): (2 numbers) (205) 332-6854

E-Mail Address: fred.goodwin@homewoodal.org

Address: 2850 19TH STREET SOUTH HOMEWOOD AL 35209  
City State Zip

3. Owner: DYLAN BURKE & ELIZABETH NUSS

Phone(s): REDACTED / REDACTED

E-Mail Address: REDACTED

Address: 1832 25TH COURT SOUTH  
City State Zip

4. Attach/give a complete legal description: SEE ATTACHMENT - EXHIBIT A

5. Property location: 1832 25TH COURT SOUTH HOMEWOOD, AL 35209

6. Tax Map Parcel I.D. Number(s): 28-00-07-2-001-065.000

7. Acreage: TOTAL LOT (.21 ACRES/9084 SQ.FT.) <sup>WESTERN</sup> PORTION OF LOT TO BE REZONED (2079 SQ. FT.)

8. Existing Zoning: I-2 Existing land use: RESIDENTIAL

9. Proposed Zoning: 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: REDACTED CITY OF HOMEWOOD

Signature of authorization by Owner: REDACTED

Signature of authorization by Owner: \_\_\_\_\_

**FOR CITY USE ONLY**

\$ — application fee received on \_\_\_\_\_ by Receipt # —

Application received by: FRED GOODWIN on MAY 20, 2026

## STATEMENT OF INTENT

### ( Background Narrative )

#### Rezoning of the Western Portion of 1832 25<sup>th</sup> Court South

##### Case # RZ 26-06-01

The requested rezoning of the subject property is based on a unique situation. In 2021, the owner of the property requested that the lot, which contained a vacant, 1920's single-family house in need of rehabilitation, be rezoned from I-2, Institution District to an NPD, Neighborhood Preservation District zoning classification. In all probability, the institutional zoning classification was assigned to the property in 1986 based on its location adjacent to Lee Community Center. The request to rezone to NPD was based on the fact that the house could not be renovated or expanded as a non-conforming use unless the zoning was changed, and that a rezoning of the property to NPD would bring the isolated residential lot more in line with the other adjacent residential properties located immediately to the east and south.

On November 2, 2021, the Planning Commission favorably recommended that the property be rezoned to NPD (**Case # RZ 21-11-01**). On December 6, 2021, the City Council formally approved the rezoning of the property (**Ordinance No.2820**).

Subsequently, after the property was sold to another investment buyer in January 2025, it was discovered during a title search that the western portion of the existing house was actually located on property owned by the City of Homewood as part of Lee Community Center. In an effort to correct the boundary line discrepancy and allow the property to be sold for occupancy, the buyer requested that the City of Homewood sell a portion of its property to him to bring the subject lot into compliance. Following a favorable consideration of this request, the City Council filed a quit claim deed to sell the needed property to the owner on May 12, 2025 (**Ordinance No. 2935**). Several months later, following the preparation of a resurvey initiated by the City to resurvey and subdivide both the subject property and the Lee Community Center property into two lots (**Case # RS 25-06-03**), a resurvey incorporating the former City-owned property into the residential lot was recorded with Jefferson County on July 16, 2025 (**Instrument: 2025064370, BK: 267, PG: 88**).

The current rezoning case (**Case # RZ 26-06-01**) seeks to revise and update the City's zoning map to formally change the zoning classification of the property that was transferred from the City to the owners of the subject property from I-2 to NPD so that the lot's zoning is under a single zoning classification.

**Exhibit A**

**Proposed Rezoning of the Western Portion of**

**1832 25<sup>th</sup> Court South**

**Planning Commission Case # RZ 26-06-01**

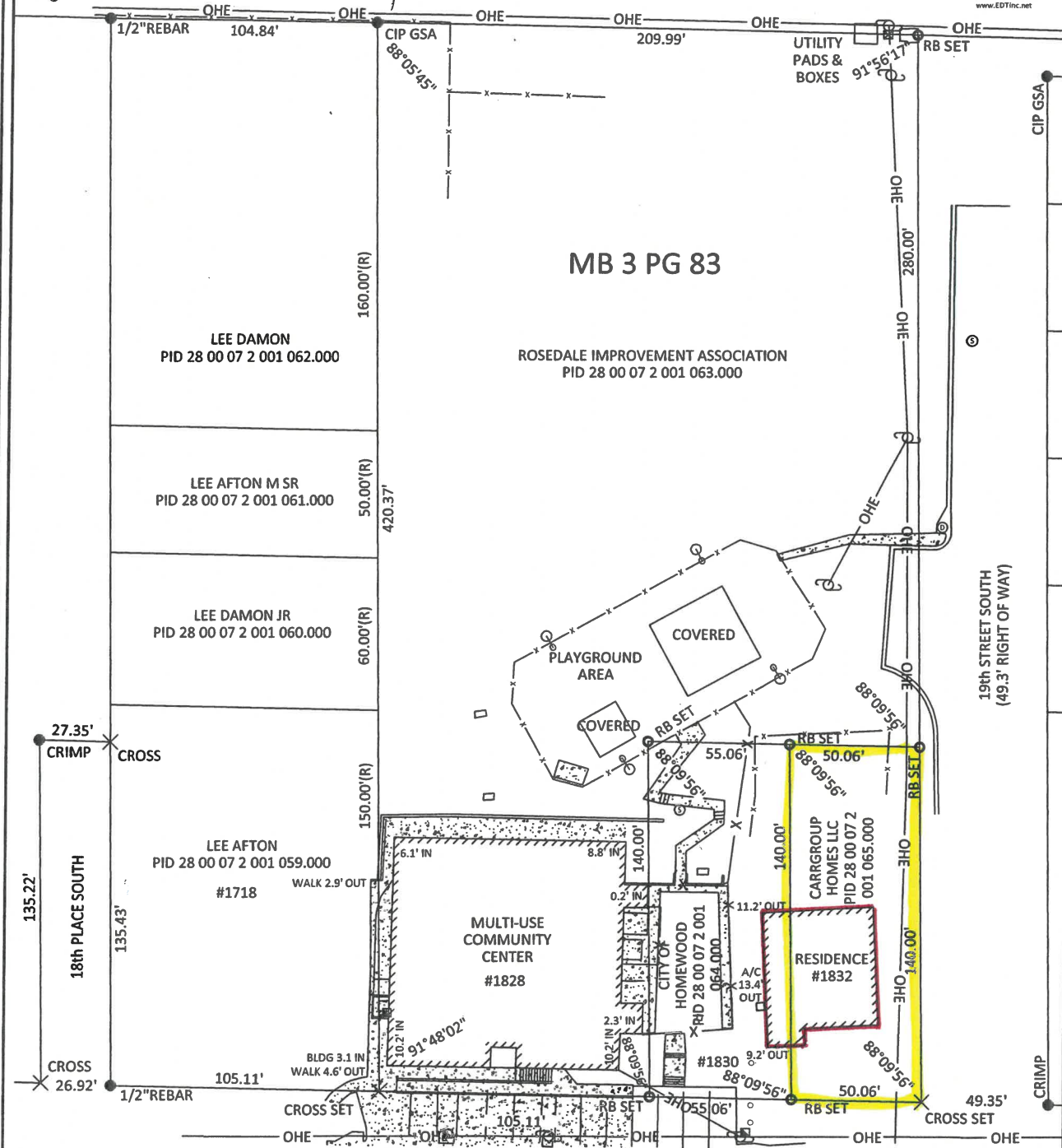
Proposed rezoning of the western portion of Lot 2, Afton Lee Community Center Resurvey, as recorded in Map Book 267, Page 88 in the Probate Office of Jefferson County, Alabama, from I-2, Institution District to NPD, Neighborhood Preservation District; said property being more specifically described as:

Commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 7, Township 18 South, Range 2 West, Jefferson County, AL. thence run S 88° 39'06"E along said Quarter-Quarter line for a distance of 630.66 feet to a point on the Westerly Right of Way of 19<sup>th</sup> Street South, Thence S 00° 35'23" E along said Right of Way for a distance of 420.00 feet to a point at the Northwest corner of the intersection of 19<sup>th</sup> St. South and 25<sup>th</sup> Court South, Thence N 88° 45'19" W and along the Northerly Right of Way of 25<sup>th</sup> Ct. South for a distance of 50.00 feet to the Point of Beginning, Thence continue last described course for a distance of 16.04 feet to a point on said Right of Way, Thence N 00° 22'12" E for a distance of 139.94 feet to a point, Thence S 88° 45'19" E for a distance of 13.69 feet to a point, Thence S 00° 35'23" E for a distance of 140.00 feet to the Point of Beginning.

Containing 2079.79 Sq. Ft.

LOT SURVEY  
AFTON LEE COMMUNITY CENTER

MYP SOUTHBRIDGE, LLC  
PID 28 00 07 2 001 110.001



25th COURT SOUTH (50' RIGHT OF WAY)

19th STREET SOUTH  
(49.3' RIGHT OF WAY)

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, ROBERT F. WEIMORTS, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING 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 MY KNOWLEDGE, INFORMATION, AND BELIEF.

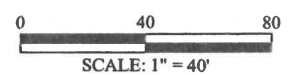


- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - X "X" IN CONCRETE
  - ◻ WATER METER
  - ⊗ WATER VALVE
  - ◻ MAIL BOX
  - ⊕ POWER POLE

Party Chief: RFW  
Drawn By: JKT  
Checked By: RFW  
Approved By: RFW

Date: 5/1/2024  
Type: LOT SURVEY  
Owner: HOMEWOOD  
Address: 1828 25TH CT S  
Bearing Ref.: AL CORS

*Robert F. Weimorts, Jr.*  
Robert F. Weimorts, Jr., PLS AL Reg # 23008

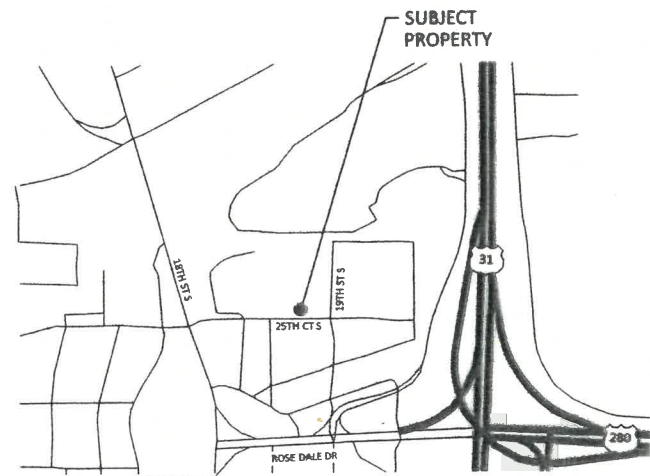


**GENERAL NOTES**

1. TYPE OF SURVEY - THIS IS A RESURVEY OF THE "SUBJECT PROPERTY" MADE ON THE GROUND UNDER THE SUPERVISION OF AN ALABAMA REGISTERED LAND SURVEYOR. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A RESURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY. THE "SUBJECT PROPERTY" REFERS TO THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.
2. BEARINGS AND DATUM - BEARINGS ARE BASED ON "GRID NORTH" IN ACCORDANCE WITH THE STATE PLANE COORDINATES FOR THE STATE OF ALABAMA, ZONE WEST, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83).
3. CEMETERIES, TREES AND SIGNIFICANT OBSERVATIONS - THIS SURVEYOR DID NOT OBSERVE VISIBLE EVIDENCE OF BURIAL GROUNDS OR CEMETERIES ON THE SUBJECT PROPERTY AND NO INFORMATION AS TO THE EXISTENCE OF SUCH HAS BEEN PROVIDED TO THIS SURVEYOR. TREES AND SHRUBS WERE NOT LOCATED.
4. BOUNDARY ISSUES - ALL CORNERS FOR SUBJECT PROPERTY SAID TO BE FOUND OR SET PER THIS SURVEY.
5. TITLE REPORT - THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT FILE NUMBER 2822W-25, EFFECTIVE DATE MAY 20, 2025. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED IN THIS SURVEY.
6. SCALED DATA - ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. IN ADDITION, SOME FEATURES HAVE NOT BEEN DRAWN TO SCALE, BUT HAVE BEEN DRAWN RELATIVE TO EACH OTHER FOR PURPOSES OF CLARITY. THIS IS ESPECIALLY TRUE WITH REGARD TO FENCES AND OTHER FEATURES CLOSE TO BOUNDARY LINES. THESE FACTORS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
7. DATES, SIGNATURE AND SEAL - THE DATE OF THE FIELD SURVEY IS THE LAST TIME THAT EITHER FIELD OR OFFICE PERSONNEL WERE ON THE SITE AND THE LAST DIRECT KNOWLEDGE THAT THIS SURVEYOR HAS OF SITE CONDITIONS. DATE OF PLAT PREPARATION AND DATE OF SIGNATURE HAVE NO RELATIONSHIP TO ACTUAL SITE CONDITIONS DEPICTED ON THIS MAP. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A LICENSED LAND SURVEYOR.
8. EASEMENTS - UNLESS OTHERWISE SHOWN OR STATED, ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
9. OFFSITE EASEMENTS AND SERVITUDES - THIS SURVEYOR IS UNAWARE OF ANY OFFSITE EASEMENTS REGARDING THE SUBJECT PROPERTY, NOR WAS ANY SUCH ADDITIONAL INFORMATION PROVIDED BY THE CLIENT.
10. FLOOD ZONE INFORMATION - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 01073C0556J WITH AN EFFECTIVE DATE OF 09/24/2021.
11. BUILDING SETBACKS - TO BE BASED ON THE CURRENT ZONING REQUIREMENTS OF THE SUBJECT PROPERTIES

PURPOSE: TO RESURVEY AND SUBDIVIDE THE SUBJECT PROPERTIES INTO TWO SEPERATE LOTS TO BE DESIGNATED AS LOT 1 AND LOT 2

TOTAL SUBDIVISION - 2 LOTS - 88239.1 SQ. FT (2.03 AC)  
 LOT 1 - CITY OF HOMEWOOD - 79154.26 SQ. FT (1.82 AC)  
 LOT 2 - 9084.84 SQ. FT (.21 AC)



VICINITY MAP  
NTS



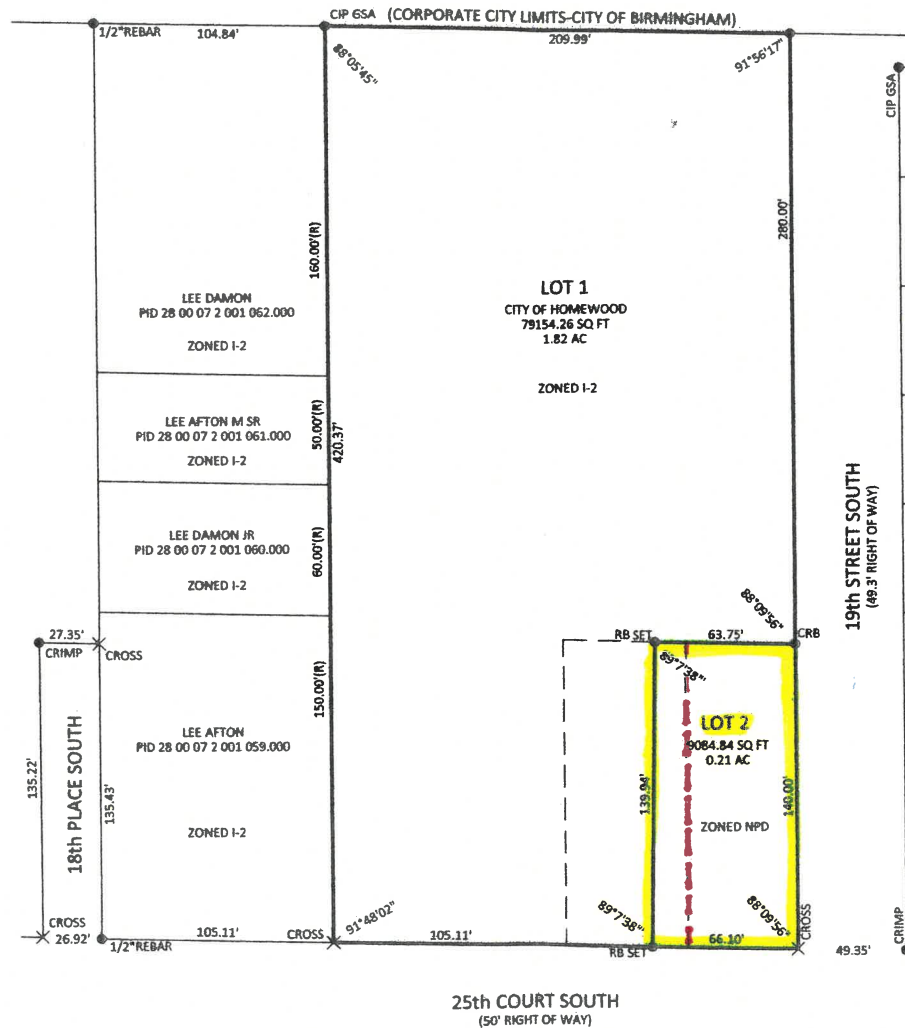
# AFTON LEE COMMUNITY CENTER RESURVEY

LOCATED IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
 CITY OF HOMEWOOD, JEFFERSON COUNTY, ALABAMA

BEING A RESURVEY OF PID 28 00 07 2 001 063.000,  
 PID 28 00 07 2 001 064.000, PID 28 00 07 2 001 065.000  
 ALSO KNOWN AS ACREAGES ACCORDING TO SOUTH BIRMINGHAM LAND  
 CO. PLAT MAP, AS RECORDED IN MAP BOOK 3 PAGE 83 THE PROBATE  
 OFFICE OF JEFFERSON COUNTY, ALABAMA.

JUNE 2025

MYP SOUTHBRIDGE, LLC  
 PID 28 00 07 2 001 110.001



**RECORDED RESURVEY TRANSFERING ADDITIONAL PROPERTY TO**

**1832 25<sup>th</sup> Court South**

**( July 16, 2025 – Case # RS 25-06-03 )**

OWNER:  
 CITY OF HOMEWOOD  
 PO BOX 59666  
 BIRMINGHAM, AL 35233  
 1833 29TH AVE S  
 HOMEWOOD, AL 35209  
 SECTION 7, TOWNSHIP 18S, RANGE 2W

## FINAL PLAT

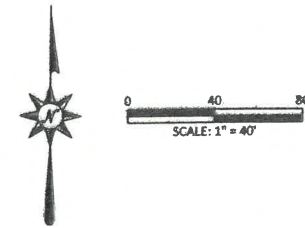
PREPARED BY



Sign of Quality

ENGINEERING DESIGN  
 TECHNOLOGIES, INC.

215 19th Street North, Suite 201  
 Birmingham, AL 35203  
 Office: 205.942.8630  
 www.EDTinc.net



I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF HOMEWOOD, ALABAMA, THAT I FREELY OFFER THIS PLAT AND DEDICATE TO PUBLIC USE ALL SUCH AREAS SHOWN ON THIS PLAT, AND THAT I WILL MAINTAIN SUCH AREAS UNTIL THE DEDICATION IS ACCEPTED BY THE CITY COUNCIL.

July 8, 2025

*[Signature]*  
 OWNER  
 CITY OF HOMEWOOD



*[Signature]*  
 (NOTARIZED)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF HOMEWOOD, ALABAMA, THAT I FREELY OFFER THIS PLAT AND DEDICATE TO PUBLIC USE ALL SUCH AREAS SHOWN ON THIS PLAT, AND THAT I WILL MAINTAIN SUCH AREAS UNTIL THE DEDICATION IS ACCEPTED BY THE CITY COUNCIL.

July 7, 2025

*[Signature]*  
 OWNER



*[Signature]*  
 (NOTARIZED)

NOTE:  
 JEFFERSON COUNTY ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISION OF FUTURE OR EXISTING 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 EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

*[Signature]*  
 APPROVED:  
 DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 7-7-2025

APPROVED FOR RECORDING BY HOMEWOOD PLANNING COMMISSION

*[Signature]*  
 APPROVED:  
 CHAIRMAN

DATE: 7/2/2025

*[Signature]*  
 APPROVED:  
 SECRETARY

DATE: 6/24/2025

*[Signature]*  
 APPROVED:  
 ZONING ADMINISTRATOR

DATE: 07/01/2025

PLANNING COMMISSION

CASE NO. RS 25-06-03

I, ROBERT F. WEIMORTS, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING 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 MY KNOWLEDGE, INFORMATION, AND BELIEF. I ALSO HEREBY CERTIFY THAT ALL FOREGOING PERTINENT ITEMS HAVE BEEN INCORPORATED INTO THE PRELIMINARY PLAT AS INDICATED.

*[Signature]*  
 ROBERT F. WEIMORTS, JR., PLS AL REG # 23006



*[Signature]*  
 (NOTARIZED)



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4<sup>th</sup> 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**

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

**The City of Homewood**

for a proposed subdivision plat of land owned by:

**Dylan Burke & Elizabeth Nuss**

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

**1832 25<sup>th</sup> Court South**

**Parcel ID: 28-00-07-2-001-065.000**

**The proposal consists of a REZONING**

---

**Purpose:**

A request to rezone the western portion of the subject property, comprising approximately 2,079 sq. ft., from I-2, Institution District to an NPD, Neighborhood Preservation District zoning classification in order to make it consistent with the majority of the lot's current zoning designation; said action to unify the western portion of the lot under a single zoning classification being taken following its purchase and incorporation into the subject property.

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 May 26, 2026, 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's office.



---

**Fred Goodwin, Planner**  
Engineering & Zoning Department  
City of Homewood  
**PC CASE # RZ 26-06-01**

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.






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Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary of the Planning Commission at [fred.goodwin@homewoodal.org](mailto: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.

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**City of Homewood**  
**PC Case Map**  
 1832 25th Ct S  
 RZ 26-06-01  
 Vicinity Map

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



0 40 80 160 US Feet

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 HOMEWOOD IS PROHIBITED.



# City of Homewood

## PC Case Map

1832 25th Ct S

RZ 26-06-01

Western Portion of Lot  
to be Rezoned  
From I-2 to NPD

- Proposed Rezone
- Subject Property
- Building Footprint
- Building Shadow
- Parcels



0 15 30 60



US Feet

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# City of Homewood

## PC Case Map

1832 25th Ct S

RZ 26-06-01

Current Zoning

- Subject Property
  - Building Footprint
  - Building Shadow
  - Parcels
- ### Zoning
- NPD
  - C-4 b C
  - I-2



0 20 40 80



US Feet

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# City of Homewood

## PC Case Map

1832 25th Ct S

RZ 26-06-01

Master Plan

Future Land Use

- Subject Property
- Building Footprint
- Building Shadow
- Parcels

### Future Land Use

- Institutional
- Parks and Rec
- Residential



0 20 40 80

US Feet

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**City of Homewood**  
**PC Case Map**

1832 25th Ct S

RZ 26-06-01

Aerial Photo



 Subject Property  
 Parcels



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 US Feet

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1832 25<sup>th</sup> Court South—Street View



