

**Homewood Planning Commission
Agenda
Tuesday, June 6, 2023, 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 persons viewing the meeting through Live Stream.

Persons 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, Chairman	John Krontiras
Winslow Armstead, Vice Chairman	Giani Respinto
Jennifer Andress	Paige Willcutt
Brandon Broadhead	Erik Henninger
Patrick Harwell	

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - April 4, 2023 (No meeting being held in May)**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business - None**
- VI. New Business**

- 1. Case # RS 23-06-01: 169 & 173 Oxmoor Road, Parcel ID: 29-00-23-2-003-005.000 & 29-00-23-003-006.000: Applicant: Ray Weygand / Weygand Surveyors, Inc., Owner: Under Vulcan, LLC. Purpose: A request for approval of a Resurvey to combine one parcel and a portion of a second parcel into one parcel to facilitate a new, mixed-use development**

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 # FD 23-06-02: 169 Oxmoor Road, Parcel ID: 29-00-2-003-006.000: Applicant / Owner: Under Vulcan, LLC. Purpose: A request for approval of a Final Development Plan for a new mixed-use, pedestrian oriented development centered around the renovation of an existing two-story office building that would be re-designed to provide 5,639 sq. ft. of combined retail / restaurant uses on the ground floor, with approximately 3,000 sq. ft. of office space on the second floor, as well as appropriate parking, landscaping and other site improvements.

- 3. Case # RS 23-06-03: 2538 17th Street South, Parcel ID: 28-00-07-2-014-012.000, Applicant: Francisco Flores, Owners: Juan & Yarely Hernandez. Purpose: A request for approval of a Resurvey to redivide and reorient the lot lines of Lots 15 & 16 to facilitate the development of a new, single- family house.

VII. Communications from Staff

VIII. Adjournment

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.

RS 23-06-01

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

Physical Address: 169 oxmoor road / 173 OXMOOR ROAD
Date application filed: 5-9-23 Vacant lot(s)? NO
Subdivision location: Jefferson county - Weygand resurvey
Tax map Parcel I.D. Number(s): 29-00-23-2-003-006.000
Acreage: 0.79 ACRES / 34,807 sq. FT. Number of proposed lots: 1
Current Zoning: NW 1/4 OF NW 1/4 OF Proposed land use: RETAIL / OFFICE
Sec. 23, TWN-18S - R-18W
Activity requested by applicant: (please check as applicable)
Divide Property: _____ Move lot line(s): ✓
Combine Property: _____ Other: _____
Applicant: Ray Weygand Owner: Under Vulcan, LLC
Phone: (205) 942-0086 Phone: _____
Address: 173 oxmoor road Address: 173 oxmoor road
Homewood AL 35209 Homewood AL 35209
City State Zip City State Zip

REDACTED
Signature of Applicant

REDACTED
Signature of Owner

Registered Land Surveyor: Weygand Surveyors
Phone: (205) 942-0086
Address: 173 oxmoor road
Homewood Alabama 35209
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on MAY 10, 2023
\$ 200.00 Application fee* received on MAY 17, 2023 by receipt # 321423
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

- LEGEND
- SQ. FT. SQUARE FEET
 - AC. ACRES
 - +/- MORE OR LESS
 - Δ DELTA ANGLE
 - d DEFLECTION ANGLE
 - T TANGENT
 - R RADIUS
 - CH. CHORD
 - L LENGTH
 - ESMT. EASEMENT
 - EX. EXISTING
 - M.B. MAP BOOK
 - PG. PAGE
 - FND. FOUND
 - ROW. RIGHT-OF-WAY
 - O. REBAR SET
 - MIN. MINIMUM
 - C. CENTERLINE
 - D.B. DEED BOOK
 - NOT TO SCALE

UNDER VULCAN RESURVEY OF OXMOOR ROAD

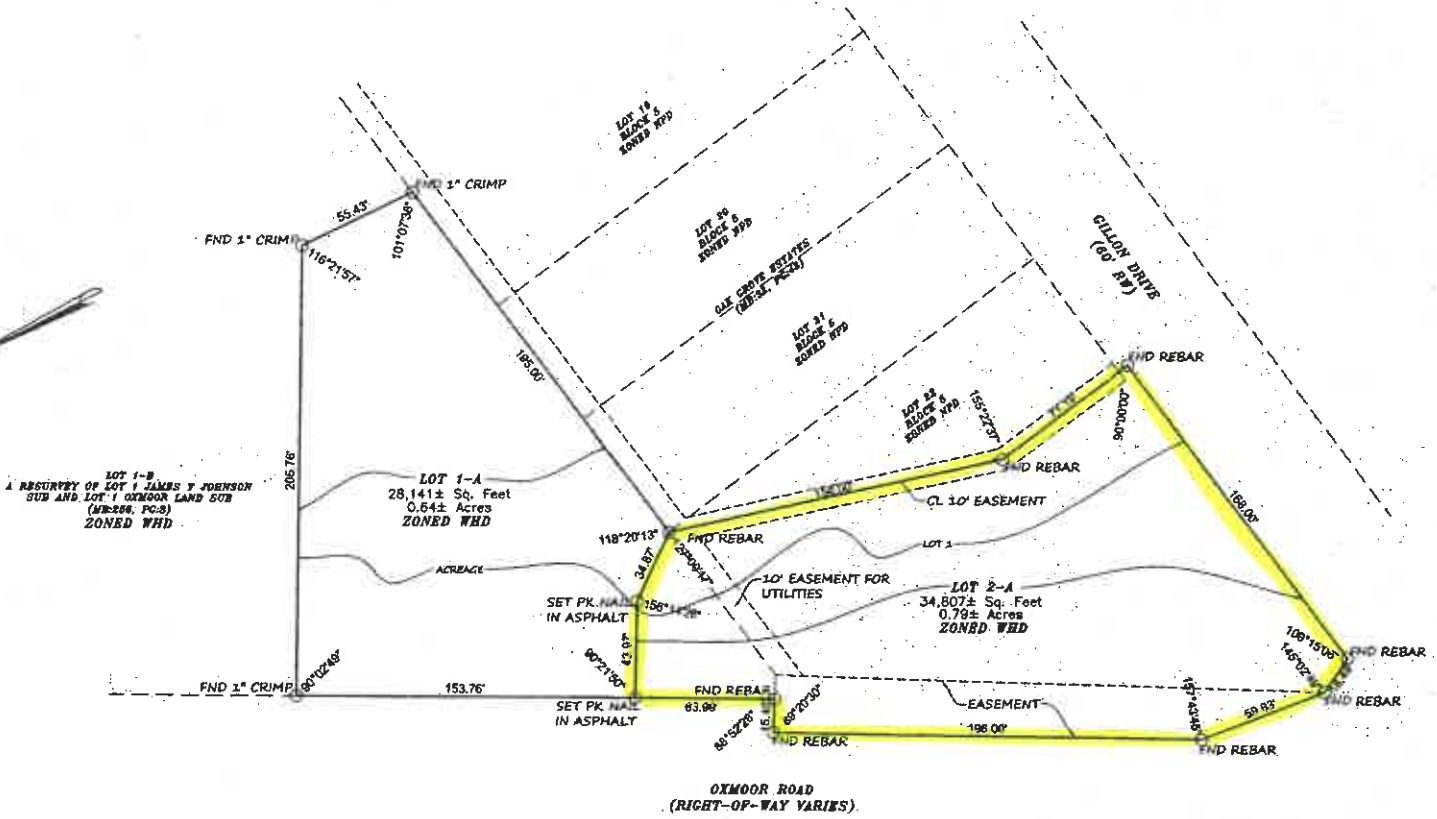
BEING A RESURVEY OF LOT 1 AMENDED MAP OF WEYGAND RESURVEY, AS RECORDED
IN MAP BOOK 184 PAGE 48 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON
COUNTY, ALABAMA AND ACREAGE

SITUATED IN THE NW ¼ OF THE NW ¼ OF SECTION 23; TOWNSHIP 18 SOUTH, RANGE 18 WEST,
JEFFERSON COUNTY, ALABAMA

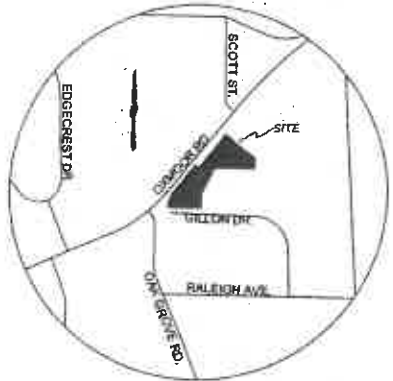
SCALE: 1"=40'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209.
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: MAY 2023



VICINITY MAP
(NOT TO SCALE)



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01073C0554J, DATED SEPTEMBER 24, 2021.



State of Alabama)
Jefferson County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Brian Kraggard, (Member of Under Vulcan LLC), hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, that this plot or map is a true and correct plot or map of land shown therein and known or to be known as UNDER VULCAN RESURVEY OF OXMOOR ROAD, 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 maps of AMENDED MAP OF WEYGAND RESURVEY (MB 184, PG 48) and to the government survey of Section 23, Township 18 South, Range 18 West, and acreage and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plot or map. I, Ray Weygand, 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 owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Brian Kraggard, as Owner, have caused these presents to be executed on their behalf, this the 17th day of May, 2023.

By: Ray Weygand
Ray Weygand
Reg. L.S. #24973

By: Brian Kraggard
Brian Kraggard - (Member of Under Vulcan LLC)
173 Oxmoor Road Homewood, AL 35209

State of Alabama)
Jefferson County)

I, Dawson Mice, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land 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 therefor.

Given under my hand and seal this 17th day of May, 2023.

By: Dawson Mice
Notary Public - Commission Expires: 6/15/25

State of Alabama)
Jefferson County)

I, Dawson Mice, as Notary Public in and for said County and State, do hereby certify that Brian Kraggard (Member of Under Vulcan LLC), whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, 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 therefor.

Given under my hand and seal this 17th day of May, 2023.

By: Dawson Mice
Notary Public - Commission Expires: 6/15/25

Final plat approved by resolution of the Homewood Planning Commission on _____, 2023.

Chairman

Secretary

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.

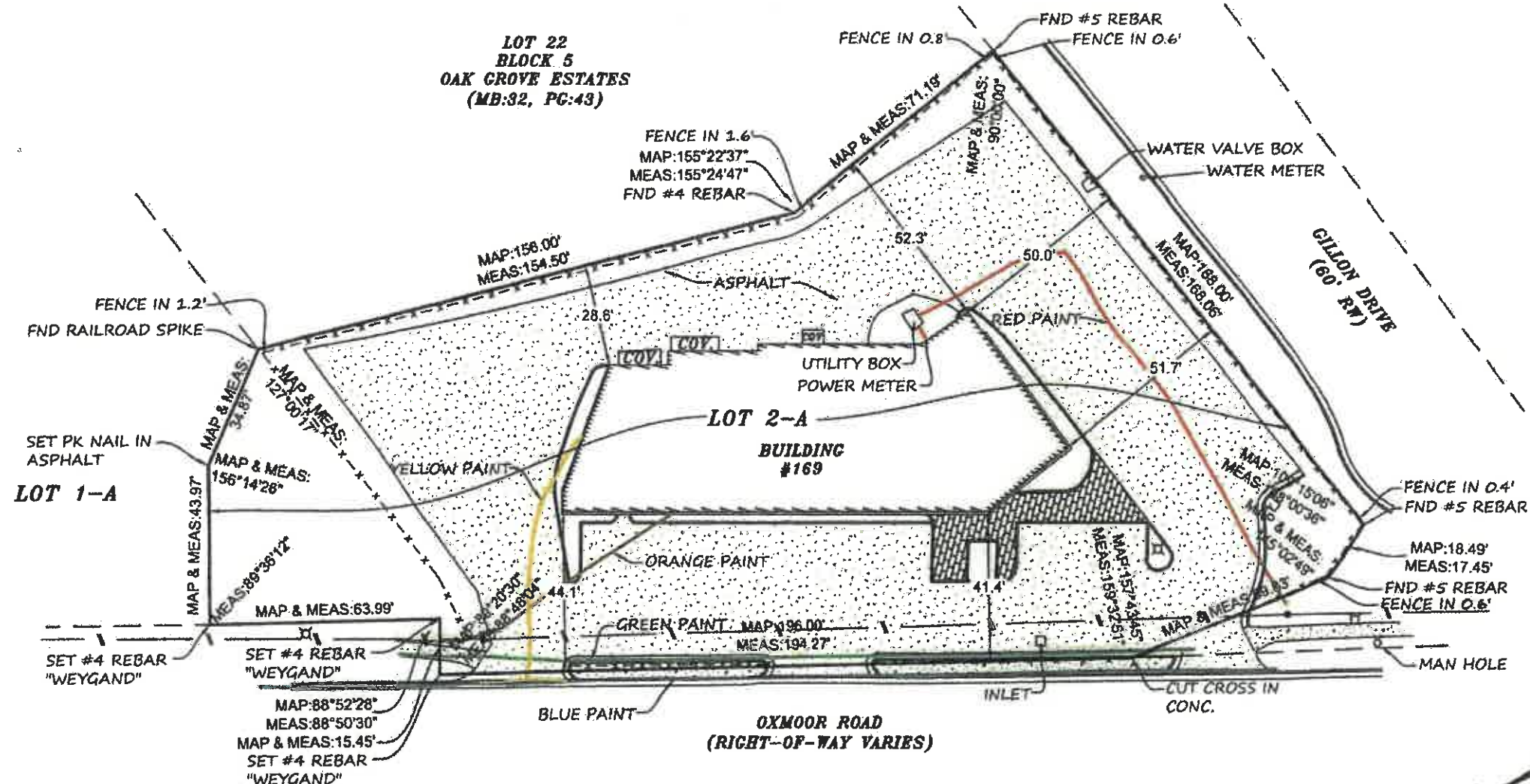
Director of Environmental Services _____ Date _____

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 AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS 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 FOUNDATION
ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVED.
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 SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

PLANNING COMMISSION CASE NO. R5 23-06-01
RELATED PLANNING COMMISSION CASE NO. FD 23-06-02

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
OLGT	LIGHT
COV	COVERED
■	DECK
●	CONCRETE
□	WALL
□	COLUMN
⊕	LIGHT POST



STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed PROPOSED LOT 2-A, UNDER VULCAN RESURVEY OF OXMOOR ROAD, as recorded in Map Volume N/A, Page N/A, in the Office of the Judge of Probate, Jefferson County, Alabama. I 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; according to my survey of MAY 17, 2023. Survey invalid if not sealed in red.

Order No.: 20230712
Purchaser
Address: 189 OXMOOR ROAD

Ray Weygand, Reg. L.S. #24873
189 Oxmoor Road, Homewood, AL 35208
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS

SCALE: 1"=40'



Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as a public hearing notice by the Homewood Planning Commission of 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, June 6, 2023.** 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:

Ray Weygand / Weygand Surveyors

for a proposed subdivision plat of land owned by:

Under Vulcan, LLC

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

169 Oxmoor Road & 173 Oxmoor Road

Parcel ID: 29-00-23-2-003-006.000 & 29-00-23-2-003-005.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey to combine one parcel and a portion of a second parcel into one parcel to facilitate a new Mixed-Use development.

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 protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by certified mail on or before May 30, 2023, 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.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RS 23-06-01

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.

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 reference 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 "Upcoming Meetings/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.

169 Oxmoor Road
CASE NO. RS 23-06-01
(RESURVEY)
CASE NO. FD 23-06-02
(Final Development Plan)
Parcel # 29-00-23-2-003-006.000
Parcel # 29-00-23-2-003-005.000



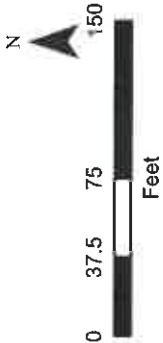
City of Homewood
PC Case Map

169 & 173 Oxmoor Rd

RS 23-06-01
FD 23-06-02

Vicinity Map

- Parcels
- Subject Property
- Building Footprints

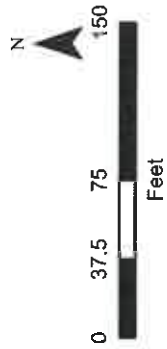


THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GENERAL
INFORMATION AND ORIENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
HOMEWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMEWOOD IS PROHIBITED.



City of Homewood
PC Case Map
169 & 173 Oxmoor Rd
RS 23-06-01
FD 23-06-02
Aerial Photo

Parcels
Subject Property



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HOMEWOOD IS PROHIBITED.



Form I.A.
APPLICATION FOR DEVELOPMENT PLAN APPROVAL
HOMEWOOD PLANNING COMMISSION

1. Name of development: 169 Oxmoor Rd Redevelopment
2. Date application filed: 5/10/2023 3. Requested hearing date: 7/11/2023
4. Approval requested by this application
- ☐ Preliminary Development Plan
- ☐ Amendment to Preliminary Development Plan
- ☒ Final Development Plan
- ☐ Amendment to Final Development Plan
5. Applicant: Under Vulcan, LLC (Represented by Brian Krogsgard, sole owner & President)
- Phone: _____
- Address: 173 Oxmoor Rd, Birmingham, AL 35209
6. Owner: Under Vulcan, LLC (Represented by Brian Krogsgard, sole owner & President)
- Phone: _____
- Address: 173 Oxmoor Rd, Birmingham, AL 35209
7. Attorney or authorized agent: Corbitt Tate, Balch & Bingham
- Phone: _____
- Address: 1901 6th Avenue North #1500, Birmingham, AL 35203
8. Engineer: MTTR Engineering, Inc.
- Phone: _____
- Address: 3 River Chase Ridge, Hoover, AL 35244
9. Surveyor: Weygand Surveyors
- Phone: _____
- Address: 169 Oxmoor Rd, Birmingham, AL 35209

10. Development Address(s): 169 Oxmoor Rd, Homewood, AL 35209 / PORTION OF 173 OXMOOR ROAD

11. Tax map parcel number(s): 29-00-23-2-003-006.000 / PORTION OF 29-00-23-2-003-005.000

12. Acreage: .79 acres / 34,807 sq ft 13. Zoning: WHD

14. Check all submissions with this application:

☒ checklist

☒ application fee

☒ original plan in D-size

☒ two (2) copies of plan

☒ eleven by seventeen (11x17) of plan

☒ proof of ownership

REDACTED

Signature of applicant: _____

Signature of authorized agent or attorney; _____

REDACTED

Signature of authorization by owner: _____

For City Use Only:

\$ 100.00 application fee received on MAY 10, 2023 by receipt # 321420

Scheduled hearing date: JUNE 6, 2023

Application received by: FRED GOODWIN on MAY 10, 2023

169 OXMOOR ROAD REDEVELOPMENT

PC Case No. FD 23-06-02

A PROJECT NARRATIVE:

Under Vulcan LLC, a Homewood Alabama business, is pleased to submit its application for development plan approval to the Homewood Planning Commission for the adaptive reuse of the existing Weygand Surveyor building located at 169 Oxmoor Road in the West Homewood Development District, an urban renewal district that will exhibit the highest standard of design while creating an urban composition that is compact, pedestrian oriented and mixed-use in character.

The 169 Oxmoor Road Building was constructed in the mid-1980's and is of a construction type 2-B, unprotected non-combustible. Its current occupancy classification is Group B, Business. This two-story building has a first floor gross area of 5,639 square feet and a second floor of 3,000 square feet. The site, on which the building was constructed, has a gentle slope to the southwest along Oxmoor Road. It is a site of few trees and landscaping.

The vision for the redevelopment intends change of use for the building from single tenant business office to mix-use -- increasing community activity and enhancing District development. The plan calls for the first floor to house a restaurant (2,657 GSF), salon (1,166 GSF), and a retail space (1,510 GSF) while the upper floor will remain business offices (3,000 GSF). there is no square foot interior floor area change. Likewise, there is no change in building height and no change to the building's primary exterior materials.

The building will be painted, and new windows increasing indoor lighting and building transparency will replace existing slotted windows at the second floor. New storefront assemblies replacing solid wall will be installed at the first floor. Both windows and storefront are visible from Oxmoor Road.

No fenestration change is planned for the rear of building. To encourage outdoor public activities, porches, canopies and expanded landscaping with canopy trees are planned. Vegetative screening at the rear will be planted in deference to the adjacent residences. Accessible sidewalks with light standards will continue the existing pedestrian infrastructure of the District.

In order to provide required parking, access and egress to the site for the redevelopment, the property was resurveyed. The Planning Commission will be considering an approval of the submitted resurvey, Case No. RS 23-06-01, in conjunction with the submitted redevelopment plan. The resurvey expands to the building's site to the north along Oxmoor Road augmenting the site area from 31,790 square feet to 34,807 square feet.

The 169 Oxmoor Road Redevelopment is an adaptive reuse project conceived and designed in spirit of sustainability and organic growth for a community sensitive to the human scale and human sensibility.

EXHIBIT A

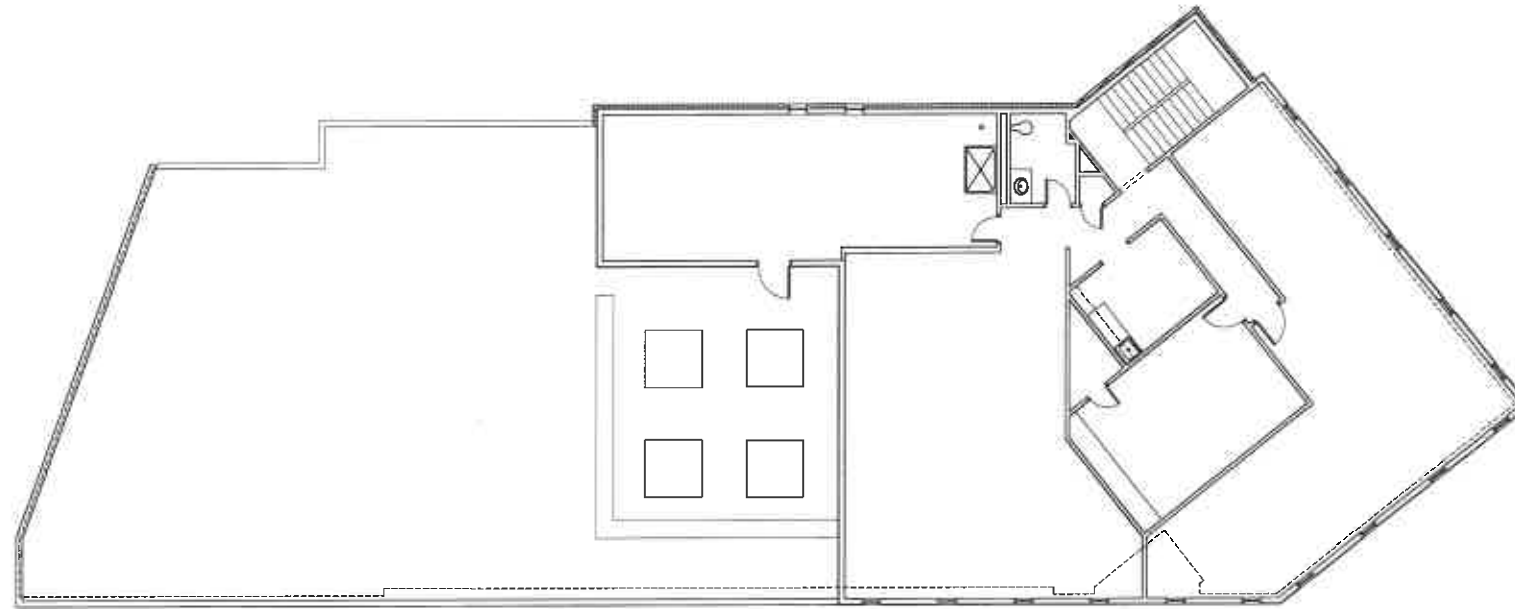
LEGAL DESCRIPTION

- 1.1 ORIGINAL SURVEY (8, JULY, 1992):
 - A. LOTS 23 & 24, BLOCK 5, OAK GROVE ESTATES, AS RECORDED IN MAP BOOK 171, PAGE 17 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, AND BEING SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA

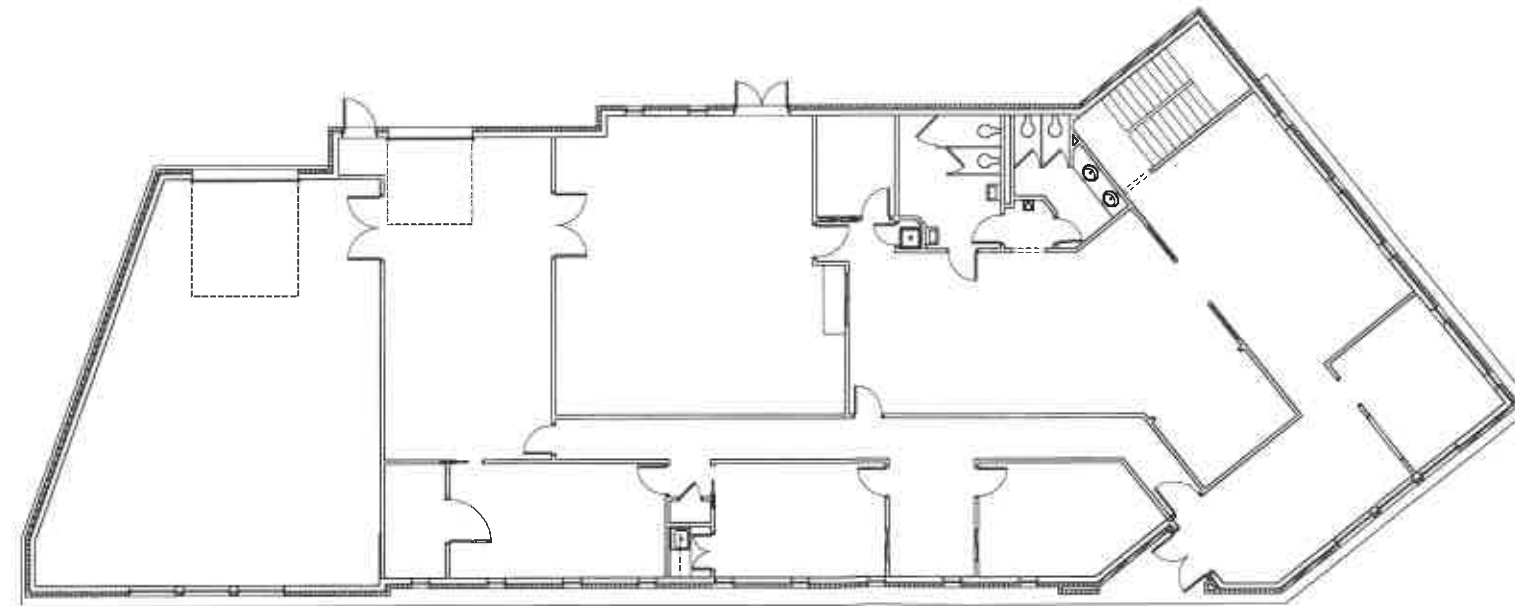
- 1.2 RESURVEY (9, MAY, 2023):
 - A. BEING A RESURVEY OF LOT 1 AMENDED MAP OF WEYGAND RESURVEY, SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 18 WEST, JEFFERSON COUNTY, ALABAMA.
THE HOMEWOOD PLANNING COMMISSION WILL BE CONSIDERING AN APPROVAL OF THE RESURVEY AT ITS JUNE 6, 2023, MEETING (Case No. RS 23-06-01) IN CONJUNCTION WITH THE DEVELOPMENT PLAN (Case No. FD 23-06-02).



T1.1



2 FLOOR PLANNING, EXISTING SECOND FLOOR
A0.01 SCALE: 1/8" = 1'-0"



1 FLOOR PLANNING, EXISTING FIRST FLOOR
A0.01 SCALE: 1/8" = 1'-0"



**Thendon
huckestein
architects, PC**
architecture • planning • interior design
2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@thplusha.com
www.thplusha.com

Development Plan for Homewood Planning
Commission
**169 Oxmoor Road
Redevelopment**
169 Oxmoor Road
Homewood, Alabama 35209

RELEASES / DESCRIPTION / DATES	
DEVELOPMENT PLAN:	05/11/23
DEVELOPMENT PLAN REVISION #1:	05/19/23

NOT FOR CONSTRUCTION ☒
RELEASED FOR CONSTRUCTION ☐

DATE 05.11.23
DRAWN JCF
CHECKED -
APPROVED H+HA

PROJECT NUMBER 22030.01

SHEET TITLE
FLOOR PLANNING, EXISTING

DRAWING NO. **A0.01**



hendson
huckestein
architects, PC

architecture • planning • interior design

2126 Moats Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

Development Plan for Homewood Planning Commission

169 Oxmoor Road Redefinement 169 Oxmoor Road Homewood, Alabama 35209

RELEASES / DESCRIPTION / DATES
DEVELOPMENT PLAN: 05/11/23
DEVELOPMENT PLAN REVISION #1: 05/19/23

NOT FOR CONSTRUCTION ☒
RELEASED FOR CONSTRUCTION ☐

DATE 05.11.23
DRAWN JCF
CHECKED
APPROVED HHA

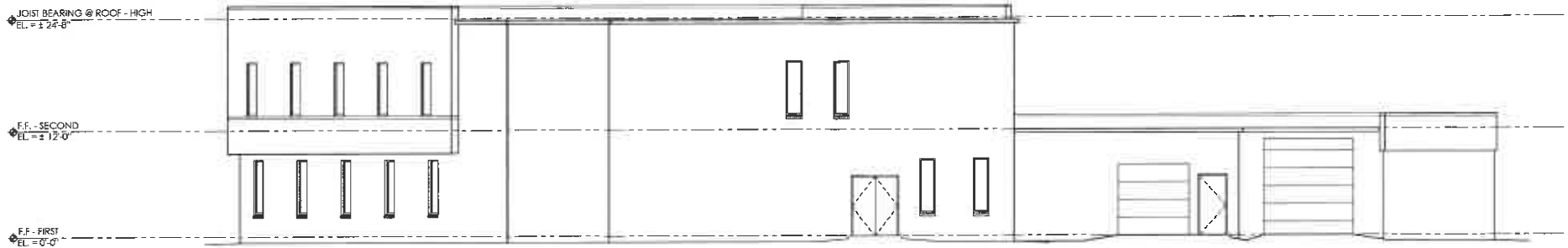
PROJECT NUMBER 22030.01

SHEET TITLE
BUILDING ELEVATION, EXISTING

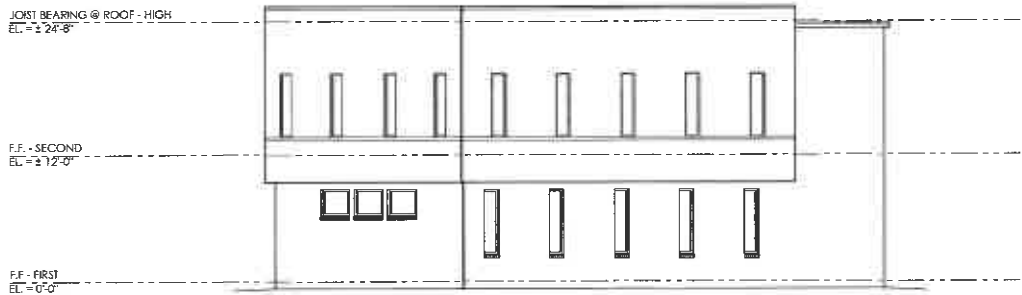
DRAWING NO. A0.02



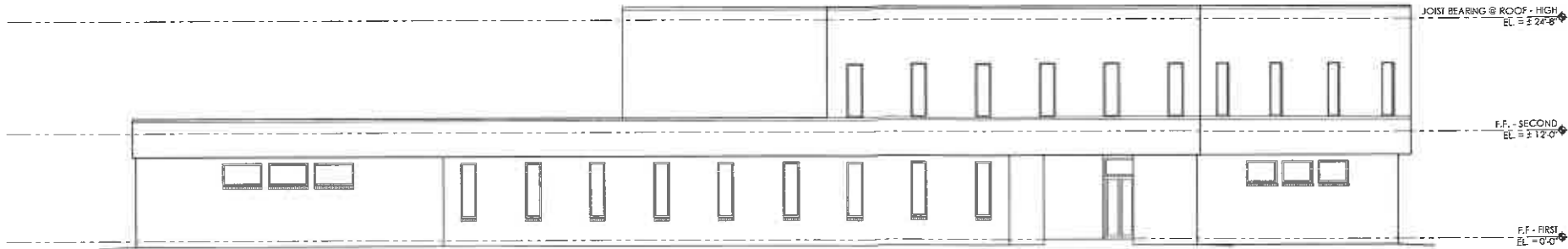
4 NORTH ELEVATION EXISTING
A0.02 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION EXISTING
A0.02 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION EXISTING
A0.02 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION (Oxmoor Road Facade) EXISTING
A0.02 SCALE: 1/8" = 1'-0"



2 ZONING MAP & VICINITY
A1.01 SCALE: NTS

PC CASE NO. FD-23-06-02

- NOTES:
- ALL FUTURE LIGHT POLES WILL NOT EXCEED THE HEIGHT ALLOWED BY THE HOMEWOOD ORDINANCES.
 - ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE.
 - ALL PUBLIC IMPROVEMENTS MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE, SHALL CONFORM TO THE HOMEWOOD SUBDIVISION REGULATIONS.
 - ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERTINENT ORDINANCES OF THE CITY OF HOMEWOOD.
 - ALL PROPOSED DRAINAGE FACILITIES HANDLING SURFACE RUNOFF TO BE CONNECTED TO EXISTING FACILITIES VIA APPROPRIATE SIZED UNDERGROUND PIPING SYSTEM.
 - THE SCOPE OF WORK, ADAPTIVE REUSE AND EXTERIOR UPGRADES OF EXISTING BUILDING AND SITE IMPROVEMENTS, OCCUPANCY CHANGE FROM BUSINESS TO MIXED USE.

CONSTRUCTION SCHEDULE

- 04.01-23 DEMOLITION OF BUILDING'S INTERIOR AND PREPARATION FOR NEW WORK
04.06-23 HOMEWOOD PLANNING COMMISSION VOTE
12.31-23 TURNOVER SPACES TO TENANTS FOR FINISH AND FURNISHINGS
03.01-24 FULLY IN SERVICE

SITE DEVELOPMENT DATA MATRIX	
CONDITIONS DEPICTED ON PLAN	CONSTRAINTS & REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE & WHD FORM-BASED CODE
TOTAL LOT AREA: 0.77 ACRES	NO SITE AREA REQUIREMENT
TOTAL LOT COVERAGE: EXISTING AND 2023 SQ. FT. COVERED AREA (TWO PORCHES AND AWNING)	MINIMUM: N/A MAXIMUM: 90%
PRIMARY FACADE: 30811: EXISTING	MINIMUM: 80% MAXIMUM: N/A
PARKING PROVIDED: 27 SPACES (SEE PARKING CALCULATION)	PARKING REQUIRED: 23 SPACES (SEE PARKING CALCULATION)
BUILD-TO-LINE DISTANCE FROM ROW, EXISTING	MINIMUM: 0.0 FEET MAXIMUM: 8.0 FEET

SITE AREA CALCULATIONS		
EXISTING LOT AREA	5,581 SQ. FT.	
PRE-DEVELOPMENT	21,709 SQ. FT.	4,500 SQ. FT.
POST-DEVELOPMENT	20,442 SQ. FT.	8,800 SQ. FT.
TOTAL SITE AREA	31,790 PRE-REVIEW, 34,807 POST REVIEW	

FIRE PROTECTION PLAN

HYDRANT LOCATIONS:
1. EXISTING FIRE HYDRANT LOCATION: NO HYDRANTS ON SITE
PROPOSED: NO CHANGE
FIRE ACCESS LINES: ACCESS AROUND ENTIRE BUILDING
SEE SITE PLAN FOR DIMENSIONS AND LOCATIONS OF PROPOSED FIRE ACCESS ROADS.
FIRE PROTECTION MEASURES AND SYSTEMS TO BE DESIGNED AND APPROVED BY HOMEWOOD FIRE DEPARTMENT IN ACCORDANCE WITH THE FIRE PROTECTION CODE AS CURRENTLY ADOPTED BY THE CITY OF HOMEWOOD.

BUILDING DIRECTORY	BUILDING USE	GROSS AREA
1ST FLOOR	RESTAURANT	2,657 GSF
1ST FLOOR	SALES	1,166 GSF
2ND FLOOR	OFFICE	3,000 GSF
BUILDING HEIGHT: NO CHANGE, 3-ST TO 2-ST		

LANDSCAPING

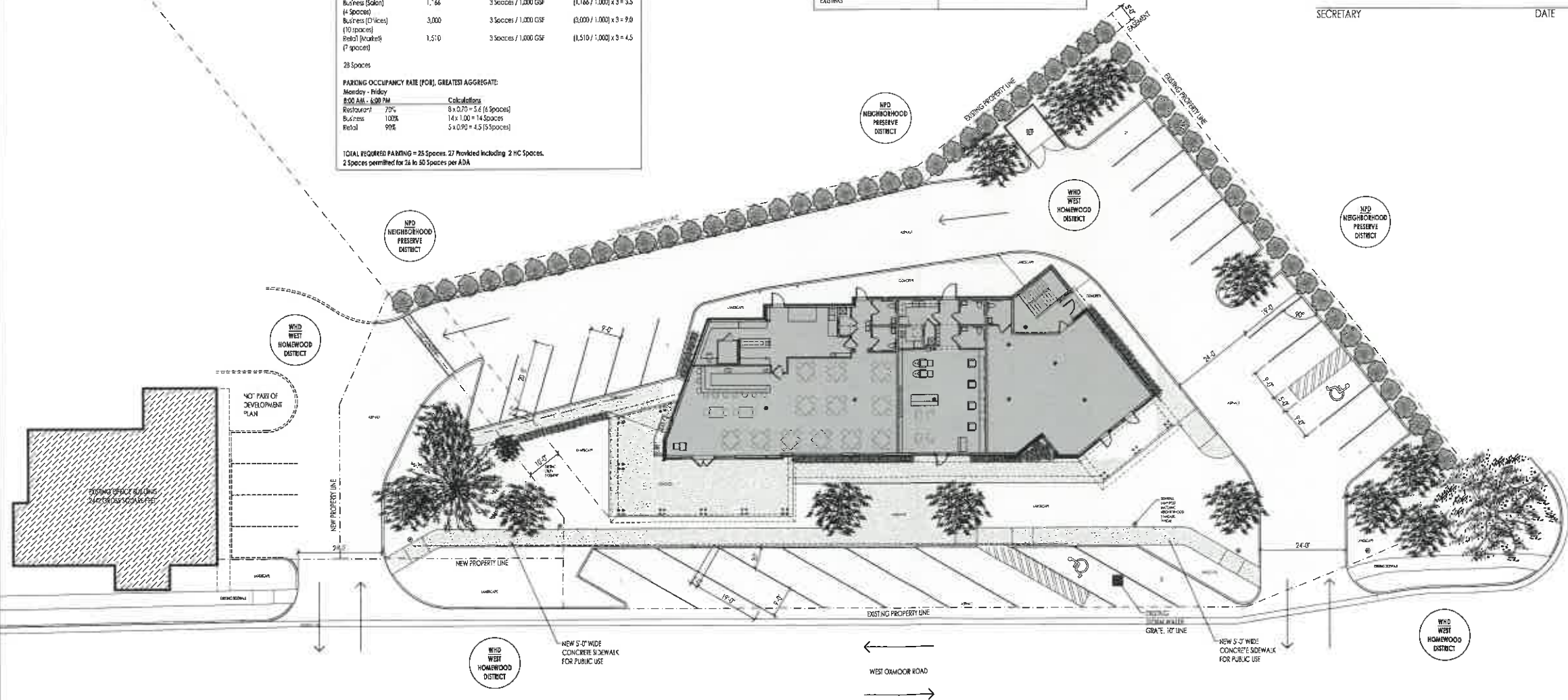
NEW TREES PLANTED WILL COMPLY WITH HOMEWOOD CITY ORDINANCE NO 2818
APPENDIX A: NATIVE TREE LIST FOR CANOPY TREES, UNDERSTORY TREES, AND EVERGREEN (BUFFER/SCREENING) TREES.

SIGNATURE BLOCK:

APPROVED BY HOMEWOOD CITY COUNCIL

CITY COUNCIL PRESIDENT	DATE
CITY CLERK	DATE
CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION	
ZONING ADMINISTRATOR	DATE
FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:	
CHAIRMAN	DATE
SECRETARY	DATE

PARKING CALCULATIONS:			
Occupancy	Area (GSF)	Required Parking	Calculation
Business (Restaurant)	2,657	3 Spaces / 1,000 GSF	(2,657 / 1,000) x 3 = 8.0
Business (Sales)	1,166	3 Spaces / 1,000 GSF	(1,166 / 1,000) x 3 = 3.5
Business (Offices)	3,000	3 Spaces / 1,000 GSF	(3,000 / 1,000) x 3 = 9.0
Retail (Grocery)	1,510	3 Spaces / 1,000 GSF	(1,510 / 1,000) x 3 = 4.5
23 Spaces			
PARKING OCCUPANCY RATE (POR), GREATEST AGGREGATE:			
Monday - Friday	8:00 AM - 6:00 PM	Calculations	
Restaurant	70%	8 x 0.70 = 5.6 (6 Spaces)	
Business	100%	14 x 1.00 = 14 Spaces	
Retail	90%	5 x 0.90 = 4.5 (5 Spaces)	
TOTAL REQUIRED PARKING = 23 Spaces, 27 Provided including 2 HC Spaces.			
2 Spaces permitted for 2a to 30 Spaces per ADA			



1 SITE PLAN, NEW REVISION 1
A1.01 SCALE: 1/16" = 1'-0"

STATE OF ALABAMA
4688
architects, PC
architecture . planning . interior design
2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplaha.com
www.hplaha.com

Development Plan for Homewood Planning Commission
169 Oxmoor Road
Redefinition
169 Oxmoor Road
Homewood, Alabama 35209

RELEASES / DESCRIPTION / DATES	
DEVELOPMENT PLAN: 05/11/23	
DEVELOPMENT PLAN REVISION #1: 05/19/23	
NOT FOR CONSTRUCTION	
RELEASED FOR CONSTRUCTION	
DATE	05.11.23
DRAWN	JCF
CHECKED	-
APPROVED	H+HA
PROJECT NUMBER	22030.01
SHEET TITLE	SITE PLAN, NEW
REVISION	1
DRAWING NO.	A1.01

EXCERPT FROM SITE PLAN

169 OXMOOR ROAD REDEVELOPMENT PROJECT

PC CASE NO. FD 23-06-02

- NOTES:
- ALL FUTURE LIGHT POLES WILL NOT EXCEED THE HEIGHT ALLOWED BY THE HOMEWOOD ORDINANCES.
 - ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE.
 - ALL PUBLIC IMPROVEMENTS MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE SHALL CONFORM TO THE HOMEWOOD SUBDIVISION REGULATIONS.
 - ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERTINENT ORDINANCES OF THE CITY OF HOMEWOOD.
 - ALL PROPOSED DRAINAGE FACILITIES HANDLING SURFACE RUNOFF TO BE CONNECTED TO EXISTING FACILITIES VIA APPROPRIATE SIZED UNDERGROUND PIPING SYSTEM.
 - THE SCOPE OF WORK: ADAPTIVE REUSE AND EXTERIOR UPGRADES OF EXISTING BUILDING AND SITE IMPROVEMENTS. OCCUPANCY CHANGE FROM BUSINESS TO MIXED USE.

CONSTRUCTION SCHEDULE

- | | |
|----------|--|
| 06.01.23 | DEMOLITION OF BUILDING'S INTERIOR AND PREPARATION FOR NEW WORK |
| 06.06.23 | HOMEWOOD PLANNING COMMISSION VOTE |
| 12.31.23 | TURNOVER SPACES TO TENANTS FOR FINISH AND FURNISHINGS |
| 03.01.24 | FULLY IN SERVICE |

SITE DEVELOPMENT DATA MATRIX	
CONDITIONS DEPICTED ON PLAN	CONSTRAINTS & REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE & WHD FORM-BASED CODE
TOTAL LOT AREA: 0.79 ACRES	NO SITE AREA REQUIREMENT
TOTAL LOT COVERAGE: EXISTING AND 2025 SQ.FT. COVERED AREA (TWO PORCHES AND AWNING)	MINIMUM: N/A MAXIMUM: 90%
PRIMARY FACADE: BUILT: EXISTING	MINIMUM: 80% MAXIMUM: N/A
PARKING PROVIDED: 27 SPACES. (SEE PARKING CALCULATION)	PARKING REQUIRED 25 SPACES (SEE PARKING CALCULATION)
BUILD-TO-LINE DISTANCE FROM ROW: EXISTING	MINIMUM: 0.0 FEET MAXIMUM: 8.0 FEET

SITE AREA CALCULATIONS		
BLDG. GROUND AREA=5,581 SQ.FT.	IMPERVIOUS AREA	PERVIOUS AREA
PRE-DEVELOPMENT	21, 709 SQ.FT.	4,500 SQ.FT.
POST-DEVELOPMENT	20,462 SQ.FT.	8,800 SQ. FT
TOTAL SITE AREA	31, 790 PRE-RESURVEY, 34,807 POST RESURVEY	

FIRE PROTECTION PLAN

HYDRANT LOCATIONS:
1. EXISTING FIRE HYDRANT LOCATION: NO HYDRANTS ON SITE
PROPOSED: NO CHANGE
FIRE ACCESS LANES: ACCESS AROUND ENTIRE BUILDING
SEE SITE PLAN FOR DIMENSIONS AND LOCATIONS OF PROPOSED FIRE ACCESS ROADS.

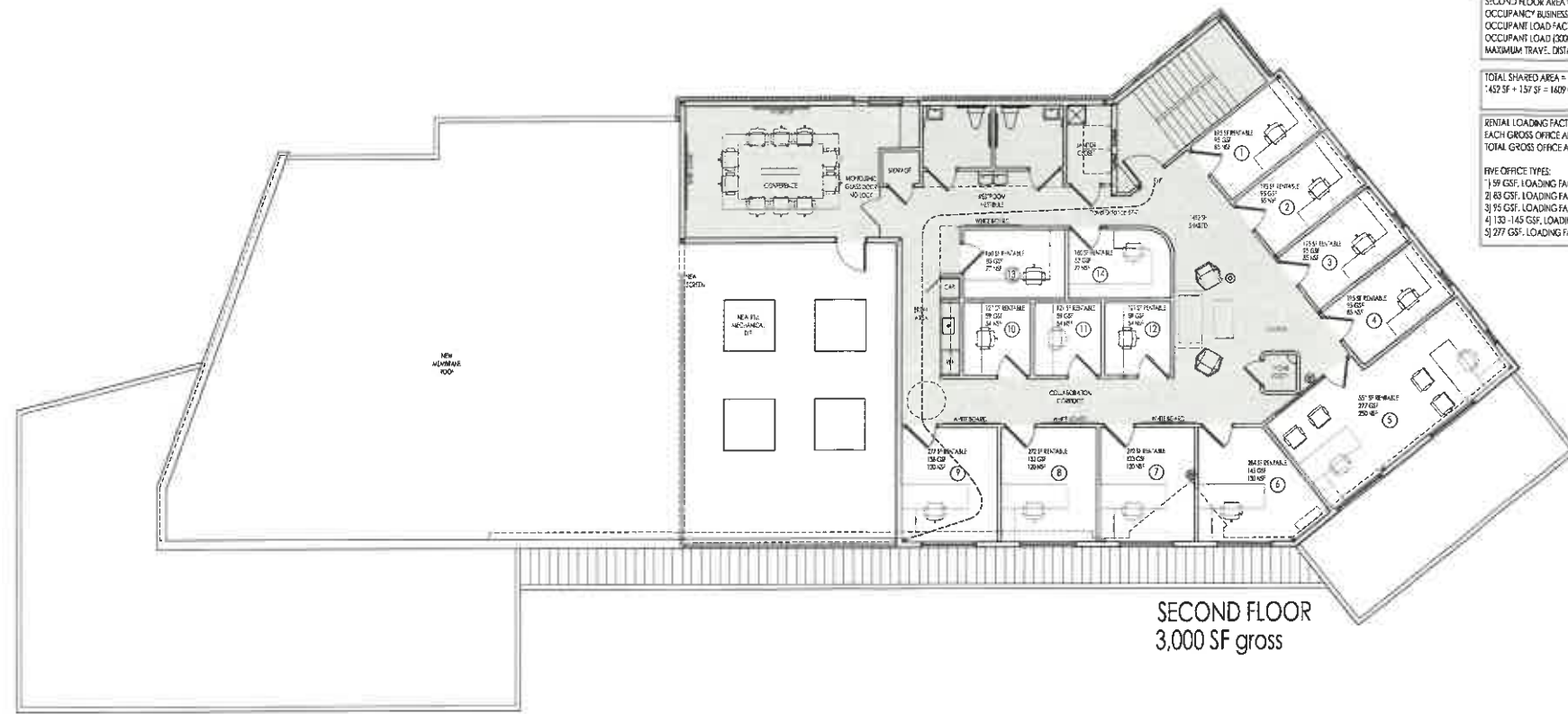
FIRE PROTECTION MEASURES AND SYSTEMS TO BE DESIGNED AND APPROVED BY HOMEWOOD FIRE DEPARTMENT IN ACCORDANCE WITH THE FIRE PROTECTION CODE AS CURRENTLY ADOPTED BY THE CITY OF HOMEWOOD.

BUILDING DIRECTORY	BUILDING USE	GROSS AREA
1ST FLOOR	RESTAURANT	2,657 GSF
1ST FLOOR	SALON	1,166 GSF
1ST FLOOR	MARKET	1,510 GSF
2ND FLOOR	OFFICE	3,000 GSF
BUILDING HEIGHT: NO CHANGE, 13'-8" TO 26'-1".		

LANDSCAPING

NEW TREES PLANTED WILL COMPLY WITH HOMEWOOD CITY ORDINANCE NO 2816
APPENDIX A: NATIVE TREE LIST FOR CANOPY TREES, UNDERTORY TREES, AND EVERGREEN (BUFFER/SCREENING) TREES.

PARKING CALCULATIONS:			
Occupancy	Area (GSF)	Required Parking	Calculation
Business (Restaurant)	2,657	3 Spaces / 1,000 GSF	(2,657 / 1,000) x 3 = 8.0
(7 Spaces)			
Business (Salon)	1,166	3 Spaces / 1,000 GSF	(1,166 / 1,000) x 3 = 3.5
(4 Spaces)			
Business (Offices)	3,000	3 Spaces / 1,000 GSF	(3,000 / 1,000) x 3 = 9.0
(10 spaces)			
Retail (Market)	1,510	3 Spaces / 1,000 GSF	(1,510 / 1,000) x 3 = 4.5
(7 spaces)			
28 Spaces			
PARKING OCCUPANCY RATE (POR), GREATEST AGGREGATE:			
Monday - Friday			
8:00 AM - 6:00 PM		Calculations	
Restaurant	70%	8 x 0.70 = 5.6 (6 Spaces)	
Business	100%	14 x 1.00 = 14 Spaces	
Retail	90%	5 x 0.90 = 4.5 (5 Spaces)	
TOTAL REQUIRED PARKING = 25 Spaces. 27 Provided Including 2 HC Spaces.			
2 Spaces permitted for 26 to 50 Spaces per ADA			



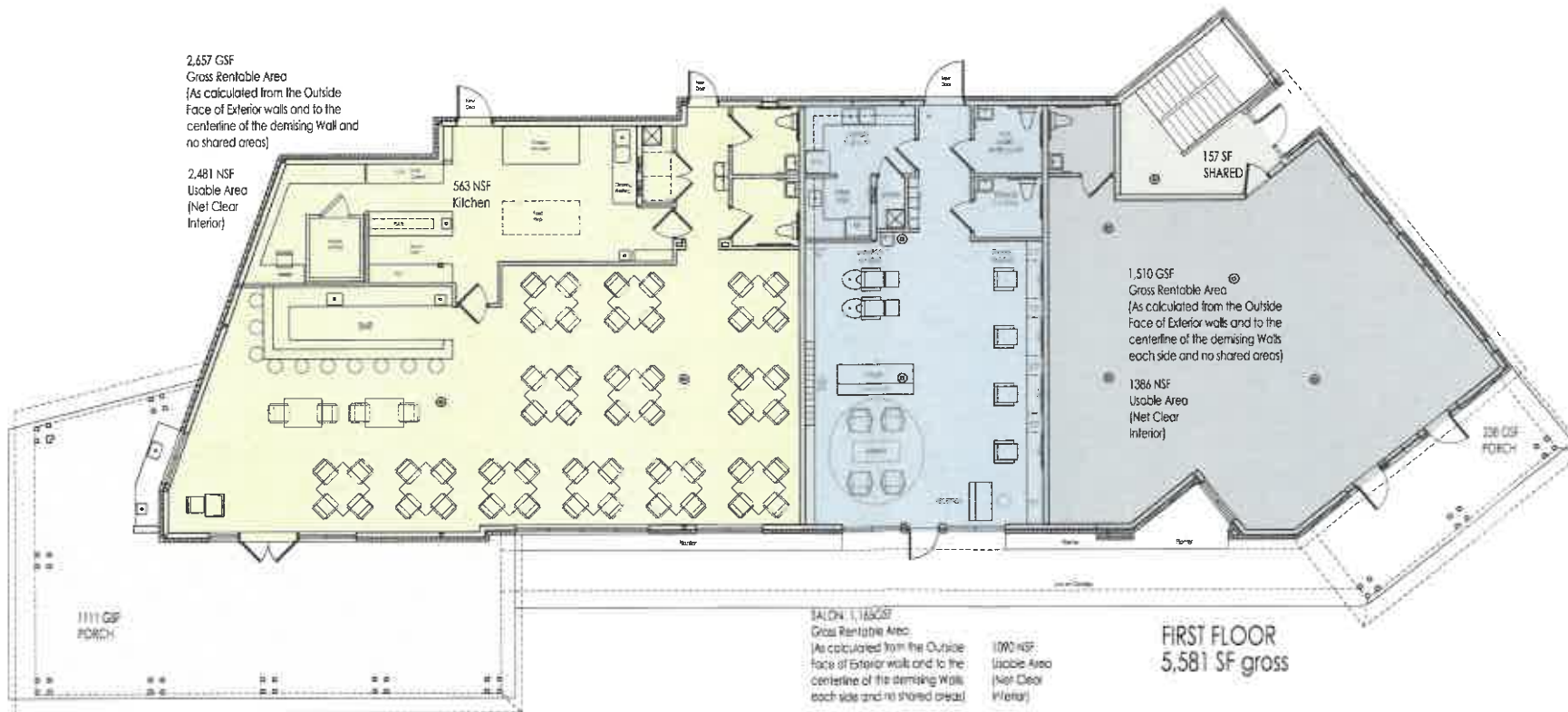
SECOND FLOOR AREA = 3000 GSF
 OCCUPANCY BUSINESS (B)
 OCCUPANT LOAD FACTOR = 150 GSF
 OCCUPANT LOAD (3000/150) = 20
 MAXIMUM TRAVEL DISTANCE ALLOWED 75 FT.

TOTAL SHARED AREA =
 1452 SF + 157 SF = 1609 GSF

RENTAL LOADING FACTOR =
 EACH GROSS OFFICE AREA /
 TOTAL GROSS OFFICE AREA (1609 GSF)

FIVE OFFICE TYPES:
 1) 99 GSF, LOADING FACTOR = 4%, 42 GSF
 2) 63 GSF, LOADING FACTOR = 5%, 77 GSF
 3) 95 GSF, LOADING FACTOR = 6%, 160 GSF
 4) 131-145 GSF, LOADING FACTOR = 9%, 139 GSF
 5) 277 GSF, LOADING FACTOR = 17%, 274 GSF

2 FLOOR PLAN, NEW SECOND FLOOR, REVISION 1
 A2.01 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN, NEW FIRST FLOOR, REVISION 1
 A2.01 SCALE: 1/8" = 1'-0"



5/19/23



2126 Morris Avenue
 Birmingham, AL 35203
 Phone 205.322.1751
 Fax 205.322.1778
 email info@hplusho.com
 www.hplusho.com

Development Plan for Homewood Planning
 Commission
**169 Oxmoor Road
 Redevelopment**
 169 Oxmoor Road
 Homewood, Alabama 35209

RELEASES / DESCRIPTION / DATES
DEVELOPMENT PLAN: 05/11/23
DEVELOPMENT PLAN REVISION #1: 05/19/23

NOT FOR CONSTRUCTION	<input checked="" type="checkbox"/>
RELEASED FOR CONSTRUCTION	<input type="checkbox"/>
DATE:	05.11.23
DRAWN:	JCF
CHECKED:	
APPROVED:	H+HA

PROJECT NUMBER
 22030.01

SHEET TITLE
 FLOOR PLAN, NEW
 REVISION 1

DRAWING NO.
A2.01



5/19/23

hplusha
architects, PC

architecture . planning . interior design

2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

Development Plan for Homewood Planning Commission

169 Oxmoor Road

Redevelopment

169 Oxmoor Road
Homewood, Alabama 35209

RELEASES / DESCRIPTION / DATES

DEVELOPMENT PLAN: 05/11/23

DEVELOPMENT PLAN REVISION #1: 05/19/23

NOT FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

DATE 05.11.23

DRAWN JCF

CHECKED -

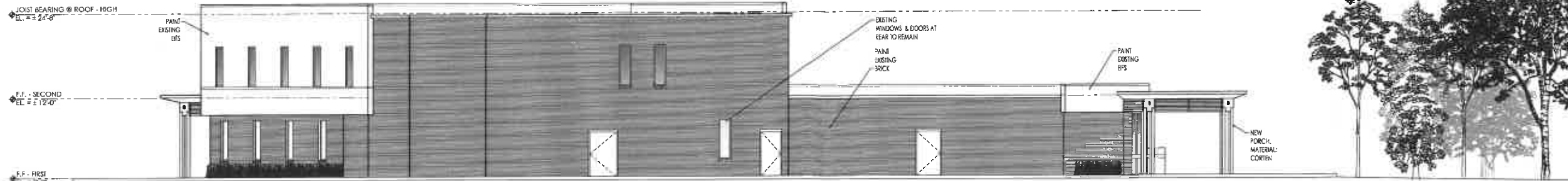
APPROVED H+HA

PROJECT NUMBER 22030.01

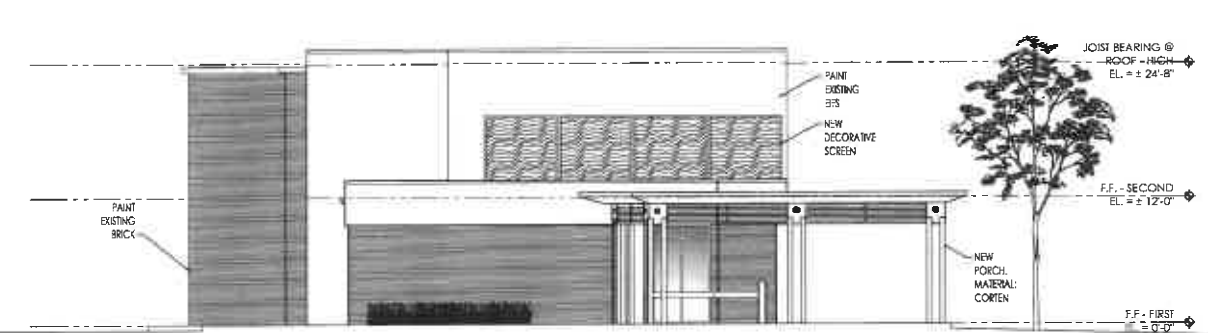
SHEET TITLE
EXTERIOR ELEVATIONS, NEW

DRAWING NO.

A3.01



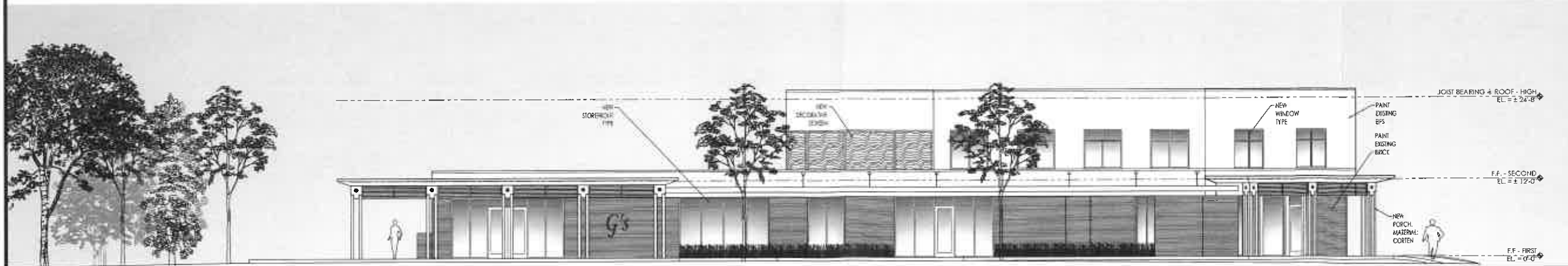
4 EXTERIOR ELEVATION - EAST
A3.01 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
A3.01 SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
A3.01 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST
A3.01 SCALE: 1/8" = 1'-0"



1 RESTAURANT PORCH, REAR
A4.00 SCALE: NS



2 RESTAURANT PORCH, FRONT
A4.00 SCALE: NS



3 BUILDING STREET VIEW
A4.00 SCALE: NS



4 MARKET ENTRY
A4.00 SCALE: NS



5 ENTRY TO SECOND FLOOR OFFICE
A4.00 SCALE: NS



henderson
architects, PC
architecture . planning . interior design
2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

Development Plan for Homewood Planning
Commission
169 Oxmoor Road
Redefinition
169 Oxmoor Road
Homewood, Alabama 35209

RELEASES / DESCRIPTION / DATES	
DEVELOPMENT PLAN:	05/11/23
DEVELOPMENT PLAN REVISION #1:	05/19/23
NOT FOR CONSTRUCTION	
RELEASED FOR CONSTRUCTION	<input type="checkbox"/>
DATE	05.11.23
DRAWN	JCF
CHECKED	-
APPROVED	H-HA
PROJECT NUMBER	22030.01
SHEET TITLE	RENDERINGS

DRAWING NO. A4.00

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as notice 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, beginning at **6:00 P.M., on Tuesday, June 6, 2023.** 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:

Under Vulcan, LLC / Brian Krogsgard

for a proposed subdivision plat of land owned by:

Under Vulcan, LLC

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

169 Oxmoor Road

Parcel: 29-00-23-2-003-006.000

The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

A request for approval of a Final Development Plan for a new mixed-use, pedestrian oriented development centered around the renovation of an existing two- story office building that would be re-designed to provide 5,639 sq. ft. of combined retail /restaurant uses on the ground floor, with approximately 3,000 sq. ft. of office space on the second floor, as well as appropriate parking, landscaping and other site improvements.

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 protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by certified mail on or before May 30, 2023, 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.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # FD 23-06-02

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 reference 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 “Upcoming Meetings/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.

Parcel # 29-00-23-2-003-005.000

JAMES T. JOHNSON

XMOOR ICE LODGE

**PATRIOT
PARK**



City of Homewood

PC Case Map

169 & 173 Oxmoor Rd

RS 23-06-01

FD 23-06-02

Vicinity Map

- Parcels
- Subject Property
- Building Footprints



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GEREAL
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.

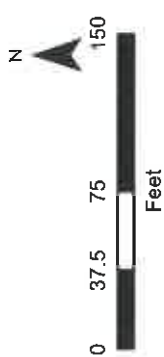
City of Homewood
PC Case Map

169 & 173 Oxmoor Rd

RS 23-06-01
FD 23-06-02

Aerial Photo

- Parcels
- Subject Property



THE INFORMATION ON THIS DRAWING WAS
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SHOULD ONLY BE USED FOR GENERAL
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HOMEWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMEWOOD IS PROHIBITED.



169 & 173 Oxmoor Rd- Bird's Eye looking Southeast



Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 2538 17th Street Southj

Date application filed: April 26, 2023 Vacant lot(s)? 1

Subdivision location: SW 1/4 NW 1/4 Sect. 7 T. 18 S. R. 2 W.

Tax map Parcel I.D. Number(s): 28 00 07 2 014 012.000

Acreage: 677 sq ft Number of proposed lots: 2

Current Zoning: NPD Proposed land use: Residential

Activity requested by applicant: (please check as applicable)

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

Combine Property: _____ Other: _____

Applicant: FRANCISCO FLORES Owner: Juan Santiago Hernandez

Phone: REDACTED Phone: REDACTED

Address: 3421 STOUTS ROAD Address: 1710 27th Court S.

FULTONDALE AL 35068 Homewood AL 35209

City State Zip City State Zip

REDACTED REDACTED

Signature of Applicant Signature of Owner

Registered Land Surveyor: Steven H. Gilbert

Phone: 205-613-0375

Address: 5160 Scenic View Drive

City Birmingham State AL Zip 35210

FOR CITY USE ONLY

Application received by: FRED GOODWIN on APRIL 27, 2023

\$ 200.00 Application fee* received on APRIL 27, 2023 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

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

Physical Address: 2538 17TH STREET SOUTH

Date application filed: APRIL 26, 2023 Vacant lot(s)?

Subdivision location: SW 1/4 NW 1/4 SEC. 7 TOWNSHIP 18 S. RANGE 2 W

Tax map Parcel I.D. Number(s): 28-00-07-2-014-012.000

Acreage: 13,869 SQ. FT. Number of proposed lots: 2

Current Zoning: NPD Proposed land use: RESIDENTIAL

Activity requested by applicant: (please check as applicable)

Divide Property: ☒ Move lot line(s):

Combine Property: Other:

Applicant: FRANCISCO FLORES Owner: SANCHEZ YARELY HERNANDEZ

Phone: REDACTED Phone: REDACTED

Address: 3421 STOUTS ROAD Address: 1710 27TH COURT SOUTH

FULTONDALE AL 35068 HOMEWOOD AL 35209

City State Zip City State Zip

REDACTED REDACTED

Signature of Applicant Signature of Owner

Registered Land Surveyor: STEVEN H. GILBERT

Phone: (205) 613-0375

Address: 5160 SCENIC VIEW DRIVE

BIRMINGHAM AL 35210

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on APRIL 27, 2023

\$ 200.00 Application fee* received on APRIL 27, 2023 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

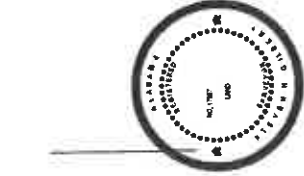
Resurvey of Lots 15 & 16 Block 18
South Birmingham Land Co.

Recorded in Map Book 3, Page 88
Jefferson County, Alabama
SW 1/4 NW 1/4 Section 7
T. 18 S. R. 2 W.

The purpose of this resurvey is to redivide Lots 15 & 16.

25th Terrace South

60' R.O.W.



STATE OF ALABAMA

JEFFERSON COUNTY

I, Steven H. Gilbert, a Registered Land Surveyor, Sanchez Yarely Hernandez and Juan Santiago Hernandez Perez, as owners, hereby certify that this plat is an accurate survey of the subdivision, that all monuments have been erected as presented, and that all parts of this survey and drawing were completed in accordance current requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

Steven H. Gilbert P.L.S. No. 17507 2023

I do hereby certify that we are the owners of the property described hereon, which property is located within the subdivision regulations of the City of Homewood, Alabama, that we freely offer this plat and dedicate to public use all such areas shown on this plat, and that we will maintain such areas until the dedication is accepted by the City Council.

2023

Juan Santiago Hernandez Perez, Owner
1710 27th Court South
Homewood AL 35209
Sanchez Yarely Hernandez, Owner
1710 27th Court South
Homewood AL 35209

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county and state, hereby certify that Steven H. Gilbert, whose name is signed to the foregoing certificate as surveyor, and who is known to me Acknowledge before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this day of 2023.

Notary Public My commission expires

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county and state, hereby certify that Juan Santiago Hernandez Perez, whose name is signed to the foregoing certificate as owner, and who is known to me Acknowledge before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this day of 2023

Notary Public My commission expires

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county and state, hereby certify that Sanchez Yarely Hernandez, whose name is signed to the foregoing certificate as owner, and who is known to me Acknowledge before me on this date that being duly informed of the contents of said certificate, she executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this day of 2023

Notary Public My commission expires

1. The Zoning and proposed use of all lots within this subdivision and of all of the contiguous lots to this subdivision that are located within the City of Homewood is NPD (Neighborhood Preservation District).

2. The total amount of land to be subdivided is 13,869 square feet of land, more or less.

3. All easements shown on this map are for public utilities, sanitary sewers, storm sewers, and private cable television and may be used to serve property both within and without this subdivision.

4. According to FIRM Map 01073 C 0556J, effective on September 24, 2021, this property is located in Zone X and is located outside the 500-year flood plain.

5. PC Case No. RS-23.

6. Building Setbacks are to be based on current zoning requirements of the subject property.

APPROVED FOR RECORDING ON 2023

APPROVED BY: Chairman, Homewood Planning Commission

APPROVED BY: Secretary, Homewood Planning Commission

APPROVED BY: Homewood Zoning Administrator

APPROVED IN FORMAT ONLY::

DIRECTOR OF ENVIRONMENTAL SERVICES DATE

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.

SOUTHEASTERN SURVEYORS INC.
5160 Scenic View Drive
Birmingham, Alabama 35210
(205) 613-0375

Scale 1" = 30'

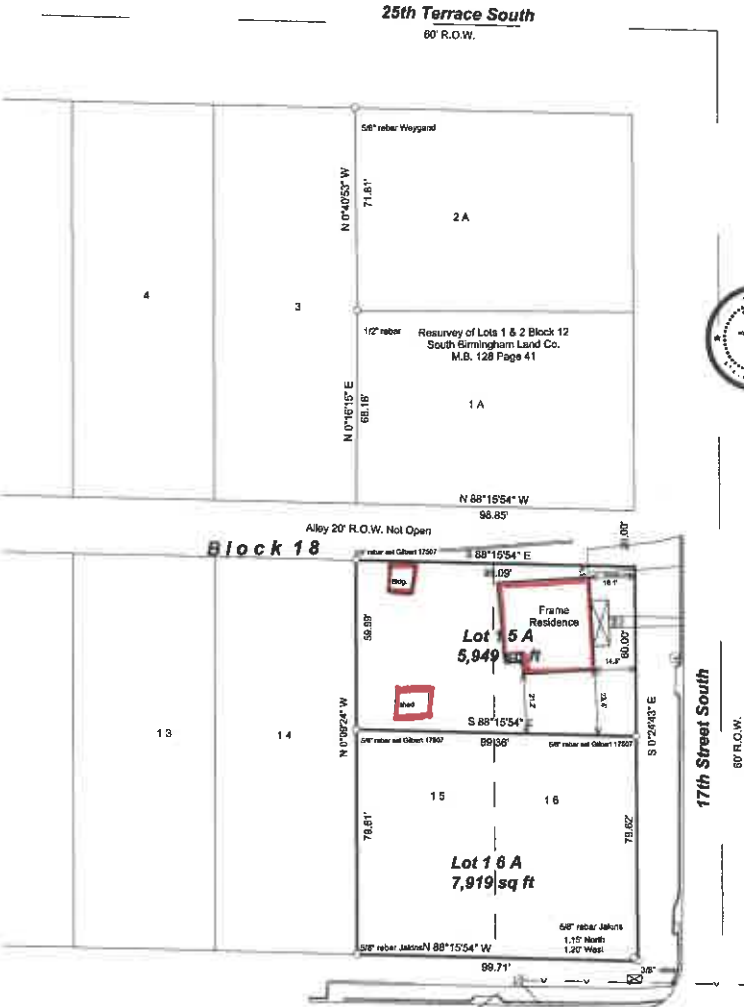


As Built Survey

Resurvey of Lots 15 & 16 Block 18
South Birmingham Land Co.

Recorded in Map Book 3, Page 68
Jefferson County, Alabama
SW 1/4 NW 1/4 Section 7
T. 16 S. R. 2 W.

The purpose of this resurvey is to redivide Lots 15 & 16.



STATE OF ALABAMA
JEFFERSON COUNTY

I, Steven H. Gilbert, a Registered Land Surveyor, Sanchez Yarely Hernandez and Juan Santiago Hernandez Perez, as owners, hereby certify that this plat is an accurate survey of the subdivision, that all monuments have been erected as presented, and that all parts of this survey and drawing were completed in accordance with the requirements of the Standards of Practices for Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

Steven H. Gilbert P.L.S. No. 17507, 2023

I do hereby certify that we are the owners of the property described hereon, which property is located within the subdivision regulations of the City of Homewood, Alabama, that we freely offer this plat and dedicate to public use all such areas shown on this plat, and that we will maintain such areas until the dedication is accepted by the City Council.

2023

Juan Santiago Hernandez Perez, Owner
1710 27th Court South
Homewood AL 35208

Sanchez Yarely Hernandez, Owner
1710 27th Court South
Homewood AL 35208

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, _____, the undersigned, a notary public in and for said county and state, hereby certify that Steven H. Gilbert, whose name is signed to the foregoing certificate as surveyor, and who is known to me Acknowledge before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this _____ day of _____, 2023.

Notary Public My commission expires _____

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, _____, the undersigned, a notary public in and for said county and state, hereby certify that Juan Santiago Hernandez Perez, whose name is signed to the foregoing certificate as owner, and who is known to me Acknowledge before me on this date that being duly informed of the contents of said certificate, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this _____ day of _____, 2023.

Notary Public My commission expires _____

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, _____, the undersigned, a notary public in and for said county and state, hereby certify that Sanchez Yarely Hernandez, whose name is signed to the foregoing certificate as owner, and who is known to me Acknowledge before me on this date that being duly informed of the contents of said certificate, she executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this _____ day of _____, 2023.

Notary Public My commission expires _____

1. The Zoning and proposed use of all lots within this subdivision and of all of the contiguous lots to the subdivision that are located within the City of Homewood is NPD (Neighborhood Preservation District).
2. The total amount of land to be subdivided is 13,868 square feet of land, more or less.
3. All easements shown on this map are for public utilities, sanitary sewers, storm sewers, and private cable television and may be used to serve property both within and without this subdivision.
4. According to FIRM Map 01073 C 0566J, effective on September 24, 2021, this property is located in Zone X and is located outside the 500-year flood plain.
5. PC Case No. RS-23-
6. Building Setbacks are to be based on current zoning requirements of the subject property.

APPROVED FOR RECORDING ON _____, 2023

APPROVED BY: _____
Chairman, Homewood Planning Commission

APPROVED BY: _____
Secretary, Homewood Planning Commission

APPROVED BY: _____
Homewood Zoning Administrator

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____
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.

SOUTHEASTERN SURVEYORS INC.
5160 Scenic View Drive
Birmingham, Alabama 35210
(205) 613-0375

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as a public hearing notice by the Homewood Planning Commission of 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, June 6, 2023.** 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:

Francisco Flores

for a proposed subdivision plat of land owned by:

Juan Santiago Hernandez and Sanchez Yarely Hernandez

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

2538 17th Street South

Parcel ID: 28-00-07-2-014-012.000


The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey to redivide and reorient the lot lines of Lots 15 & 16 to facilitate the development of a new single-family house.

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 protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by certified mail on or before May 30, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.


Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RS 23-06-03

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) 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 reference 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 "Upcoming Meetings/Planning Commission" tab approximately one week before the scheduled meeting.

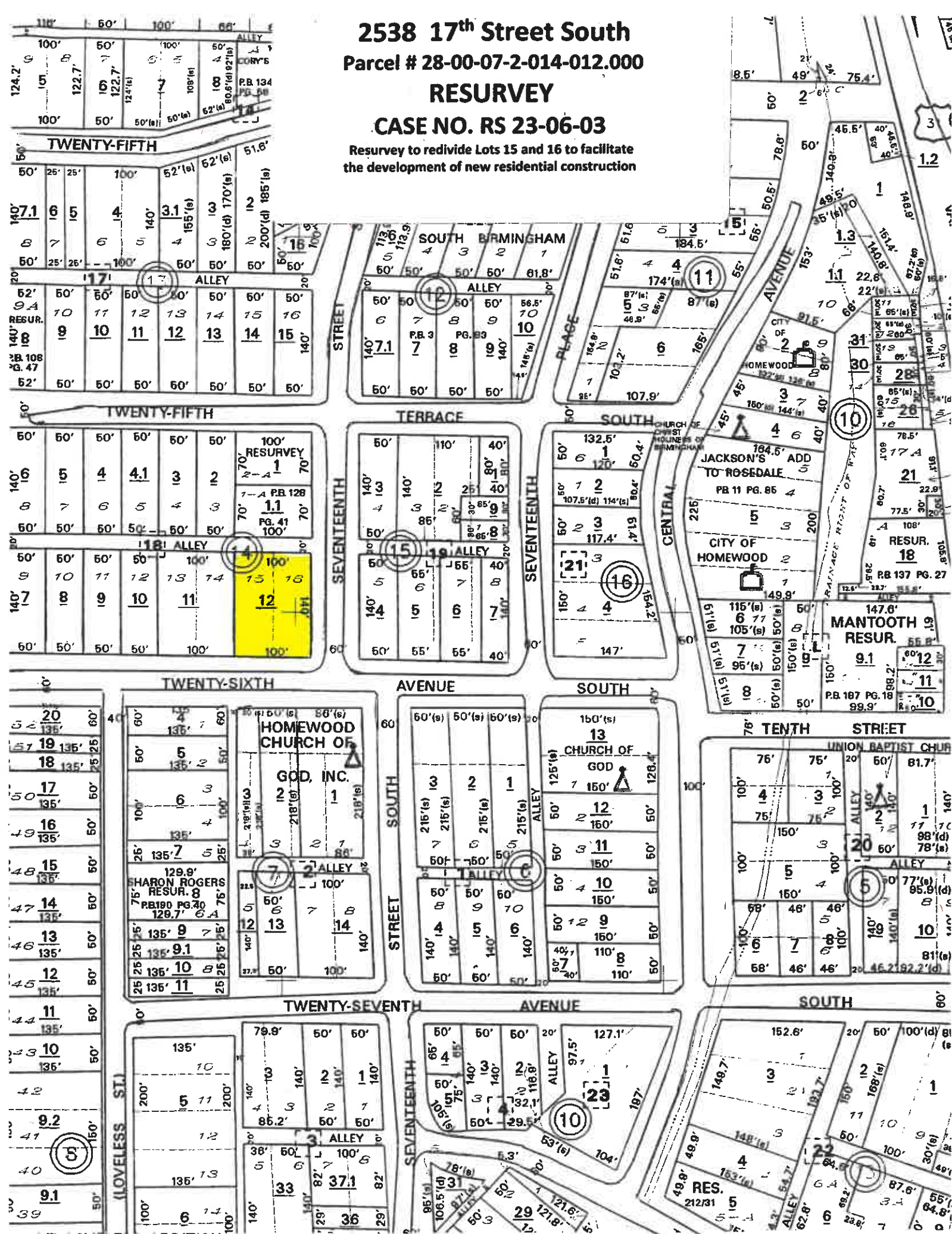
The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. While members of the public may attend and observe the work session, questions and/or comments from the public will only be considered during the scheduled public hearing.

2538 17th Street South
Parcel # 28-00-07-2-014-012.000

RESURVEY

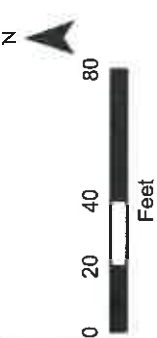
CASE NO. RS 23-06-03

Resurvey to redivide Lots 15 and 16 to facilitate the development of new residential construction



City of Homewood
PC Case Map
2538 17th St S
RS 23-06-03
Vicinity Map

- Parcels
- Subject Property
- Building Footprints
- Proposed Lot Line
- Existing Lot Line

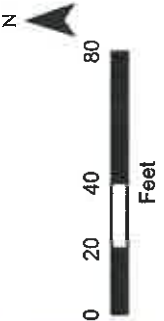


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DRAWING IS THE PROPERTY OF THE CITY OF
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SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMEWOOD IS PROHIBITED.



Parcels

Subject Property



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2538 17th Street South – Bird's Eye View

