

Agenda
Homewood Planning Commission
Tuesday, June 7, 2022, 6:00 P.M. *
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209

Note: This meeting is being held as a joint in-person/on-line meeting. 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 person. If you prefer not to attend the meeting at Homewood City Hall, you may join on-line utilizing the following Zoom Link:

1st Option: Join on-line through your computer or app with this link:
<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1lON2MxWnpVWk5pcUFMdz09>

2nd Option: Join through the app if you already have the Zoom app downloaded Meeting #: 883 5766 5513,
Passcode: 514257

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

Board Members

Stuart Roberts, Chairman	
Brady Wilson, Vice Chairman	Patrick Harwell
Jennifer Andress	John Krontiras
Winslow Armstead	Giani Respinto
Brandon Broadhead	Paige Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - April 5, 2022 / No Meeting in May**
- IV. Communications/Reports from Chairman & Vice Chairman**

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.

V. Old Business

Carried Over from May

Request to consider amending the City's Zoning Ordinance to include the Sign Ordinance and the Fence Ordinance.

Carried Over from May

1. Case # RZ 22-05-01, 2738 18th Street South, Parcel ID# 28-00-07-3-013-008.000
Applicant/Owner: Wilkerson Enterprises, LLC.
Request to rezone the subject property from C-4, Central Business District to a C-4 (a), Retail Shopping District zoning classification in order to adjust to the impact of the City's planned streetscape improvements to 18th Street South, and as a means to establish a more appropriate zoning classification consistent with that of other adjacent and nearby retail properties fronting on 18th Street South.

Carried Over from May

2. Case # RS 22-05-02, 110 & 116 East Edgewood Drive, Parcel ID# 29-00-13-1-012-030.000 & 29-00-13-1-012-031.000 Applicant: Ray Weygand, Owner: Bradley Cink.
Request for approval of a Resurvey subdividing 3 Lots (2 Parcels) into 2 Lots (2 Parcels) to facilitate new residential construction.

VI. New Business

1. Case # AD 22-06-01, 1901 S. Lakeshore Drive, Parcel ID# 28-00-19-2-001-002.000 & 28-00-18-3-001-009.001 Applicant: Curtis Eatman, Owner: Homewood Board of Education
Request for approval of an amendment to the Final Development Plan for Homewood High School to provide for the development of 49 additional parking spaces on the northern side of the school campus, as well as related grading and drainage improvements.

2. **Case # FD 22-06-02, 505 Cobb Street, Parcel ID# 29-00-23-2-002-002.000, Applicant: Belmont Family Properties, LLC Owner: Belmont Family Properties, LLC**

Request for approval of a Final Development Plan for Big #1 Motorsports to permit the proposed construction of a 4,000 sq. ft addition and associated parking improvements

3. **Case # RS 22-06-03, 1784 Murray Hill Road, Parcel ID# 29-00-24-4-004-001.000 Applicant: G. Rowland Jackins Owner: Steven & Sharon Well**

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

VII. Adjournment

***NOTE:** Prior to the scheduled public hearing, a brief work session will be held for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

RS 22-05-02

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 110 & 116 EAST EDGEWOOD DRIVE
Date application filed: MARCH 18, 2022 Vacant lot(s)? No
Subdivision location: _____
Tax map Parcel I.D. Number(s): 29-00-13-1-012-031.000 + 29-00-13-1-012-030.000
Acreage: 0.71 Number of proposed lots: 2
Current Zoning: NPD (NEIGHBORHOOD PRESERVATION DISTRICT) Proposed land use: RESIDENTIAL
Activity requested by applicant: (please check as applicable)
Divide Property: X Move lot line(s): _____
Combine Property: _____ Other: _____
Applicant: RAY WEYGAND Owner: BRADLEY CINK
Phone: (205) 942-0086 Phone: REDACTED
Address: 169 OXMOOR ROAD Address: 110 EAST EDGEWOOD DRIVE
HOMWOOD AL 35209 HOMWOOD AL 35209
City State Zip City State Zip
REDACTED

Signature of Applicant

Signature of Owner

Registered Land Surveyor: RAY WEYGAND / WEYGAND SURVEYORS
Phone: (205) 942-0086
Address: 169 OXMOOR ROAD
HOMWOOD AL 35209
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on MARCH 18, 2022
\$ 200.00 Application fee* received on 3/18/22 by receipt # CC PAYMENT
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
C DEFLECTION ANGLE
T TANGENT
R RADIUS
CH CHORD
L LENGTH
E8MT EASEMENT
EX EXISTING
M.B. MAP BOOK
PG. PAGE
FND FOUND
ROW RIGHT-OF-WAY
Q REBAR SET
MIN. MINIMUM
C CENTERLINE
D.B. DEED BOOK
+ NOT TO SCALE

CINK'S RESURVEY OF EAST EDGEWOOD

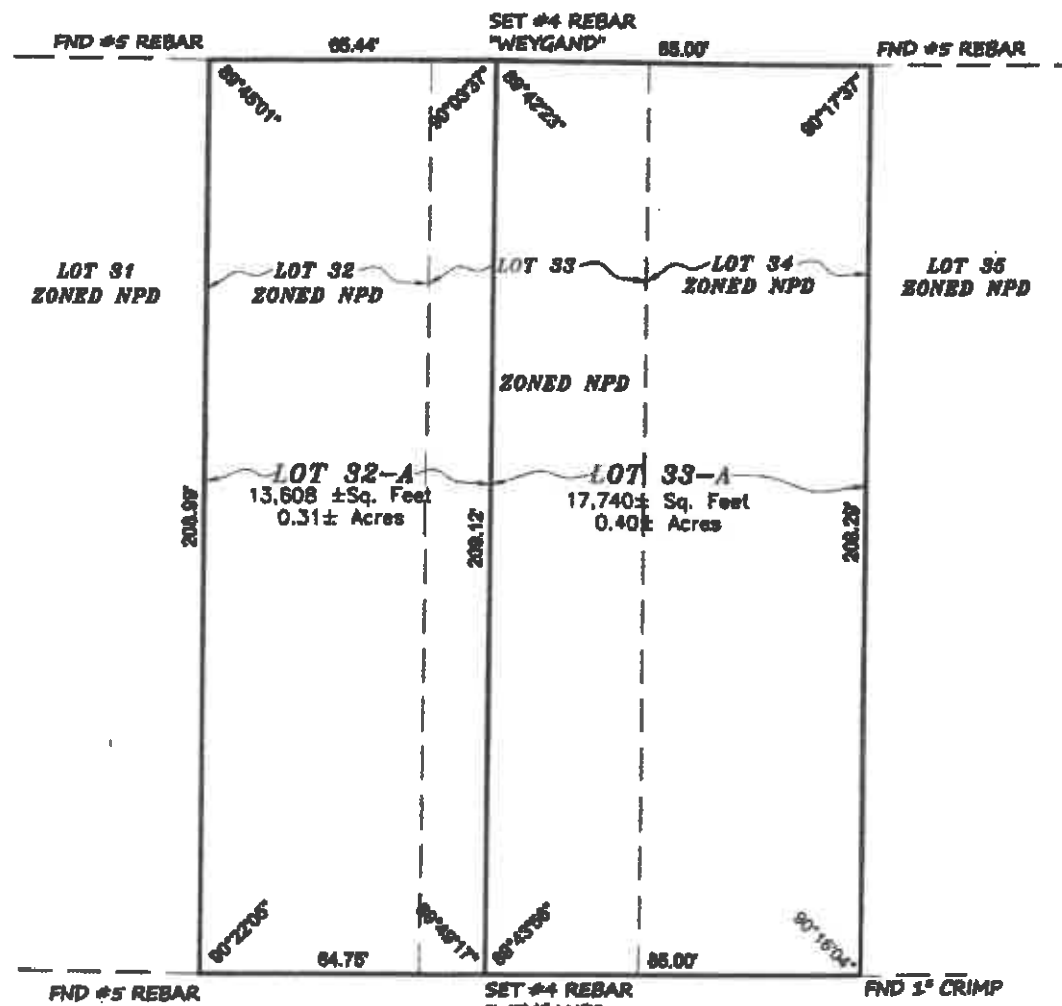
BEING A RESURVEY OF LOT 32-34 EAST EDGEWOOD PLACE, AS RECORDED IN MAP
BOOK 15 PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY,
ALABAMA

SITUATED IN THE NE ¼ OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 3 WEST,
JEFFERSON COUNTY, ALABAMA

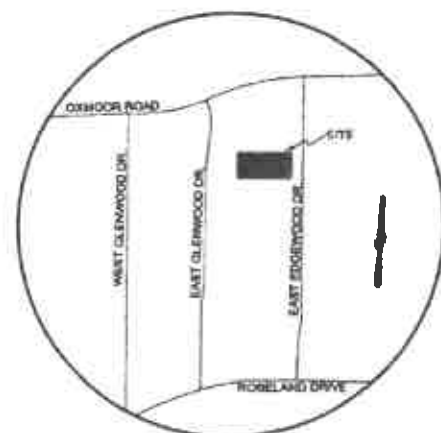
SCALE: 1"=20'

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

DATE: MARCH 2022



VICINITY MAP



EAST EDGEWOOD DRIVE
(60' ROW)

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 81073C05541, DATED SEPTEMBER 24, 2021.

WEYGAND
SURVEYORS

Order of Alabama
Jefferson County

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Fred Clark, Owner, 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 of the balance 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 CINK'S RESURVEY OF EAST EDGEWOOD, showing the subdivisions into which it is
divided, giving the bearings, lengths, width and name of each street, as well as the number of each lot and block, and showing the relation of the
land to the map of EAST EDGEWOOD PLACE (JLS 15, PG 89) and to the government survey of Section 13, Township 18 South, Range 3 West, and
that this plat has been verified as all lot corners and more public as shown and designated by small open circles on said plat or map. I, Ray
Weygand, State Clerk of Probate of this county, 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. This document also certifies that they are the owners of said
land, and said land is not subject to any mortgage.

In witness whereof, the said Ray Weygand has put his name and seal, and Fred Clark, as Owner, have caused these presents to be executed on their
behalf, this 10th day of March, 2022.

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

By: Fred Clark - Owner
119 EAST EDGEWOOD BLVD
HOMESBORO, ALABAMA 36209

State of Alabama
Jefferson County

I, _____, 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, has been known to me, and being informed of the contents
of said certificate, he executed same voluntarily and with full authority thereon.

Given under my hand and seal this _____ day of _____, 2022.

By: Notary Public - Commission Exp.:

State of Alabama
Jefferson County

I, _____, as Notary Public in and for said County and State, do hereby certify that Fred Clark, whose name is
signed to the foregoing certificate as Owner, has been known to me, and being informed of the contents of said certificate, he executed same voluntarily and with full authority thereon.

Given under my hand and seal this _____ day of _____, 2022.

By: Notary Public - Commission Expires:

Plat was approved by resolution of the Homewood Planning Commission on _____, 2022.
APPROVED FOR RECORDING

Chairman

Secretary

Zoning Administrator

NOTES:
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 boundary boundaries after this date may void this approval.

Director of Environmental Services

Date

NOTES:
ALL EXISTING ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, FIBER OPTIC CABLE SYSTEMS, AND
MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION (SEE ALSO OTHER MAPS). NO PERMANENT
STRUCTURE OR OTHER CONSTRUCTION SHALL BE LOCATED WITHIN THE LINES OF A DESIGNATED EASEMENT.

OWNER IS RESPONSIBLE FOR THE ELEVATION ON EACH LOT AND IN AND AROUND EACH EASEMENT AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND
SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

OWNER WILL BE RESPONSIBLE FOR ADJUSTING THE LBS ON TOP ELEVATION FOR ALL MANHOLES AND TIE-IN LBS ON EACH LOT

THE LOT OWNER/OWNER SHALL USE APPROPRIATE METHODS, WHETHER PUMP, UNDERGROUND, BURIED, OR OTHER MEANS, TO PROVIDE A 24" DRAIN
ONE FOOT OF SURFACE OR SUBSURFACE DRAINAGE WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/OWNER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEWER TIE-IN LOCATION PRIOR TO
CONSTRUCTION OF SANITARY FOUNDATION

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY OWNER 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 IMPED THE FLOW OF WATER IN ANY DRAINAGE YAC.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPOSITIONS AND SO NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NEIGH AREA SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

NOTE:

PLANNING COMMISSION CASE NO. 25 22-05-02

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 & ABUTTING PROPERTY OWNERS**

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at **6:00 P.M., on Tuesday, May 3, 2022**. 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:

Bradley Cink

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

110 & 116 East Edgewood Drive

Parcel: 29-00-13-1-012-030.000 & 29-00-13-1-012-031.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey subdividing 3 Lots (2 Parcels) into 2 Lots (2 Parcels) to facilitate new residential construction.

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 April 25, 2022, which is at least seven days before the fixed hearing date, to all property owners located with 500 feet of the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Cale Smith, PE
Director, Engineering & Zoning Department
PC CASE # RS 22-05-02

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 choose to view the meeting via Zoom, please follow the instructions below:

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Meeting #: 883 5766 5513

Passcode: 514257

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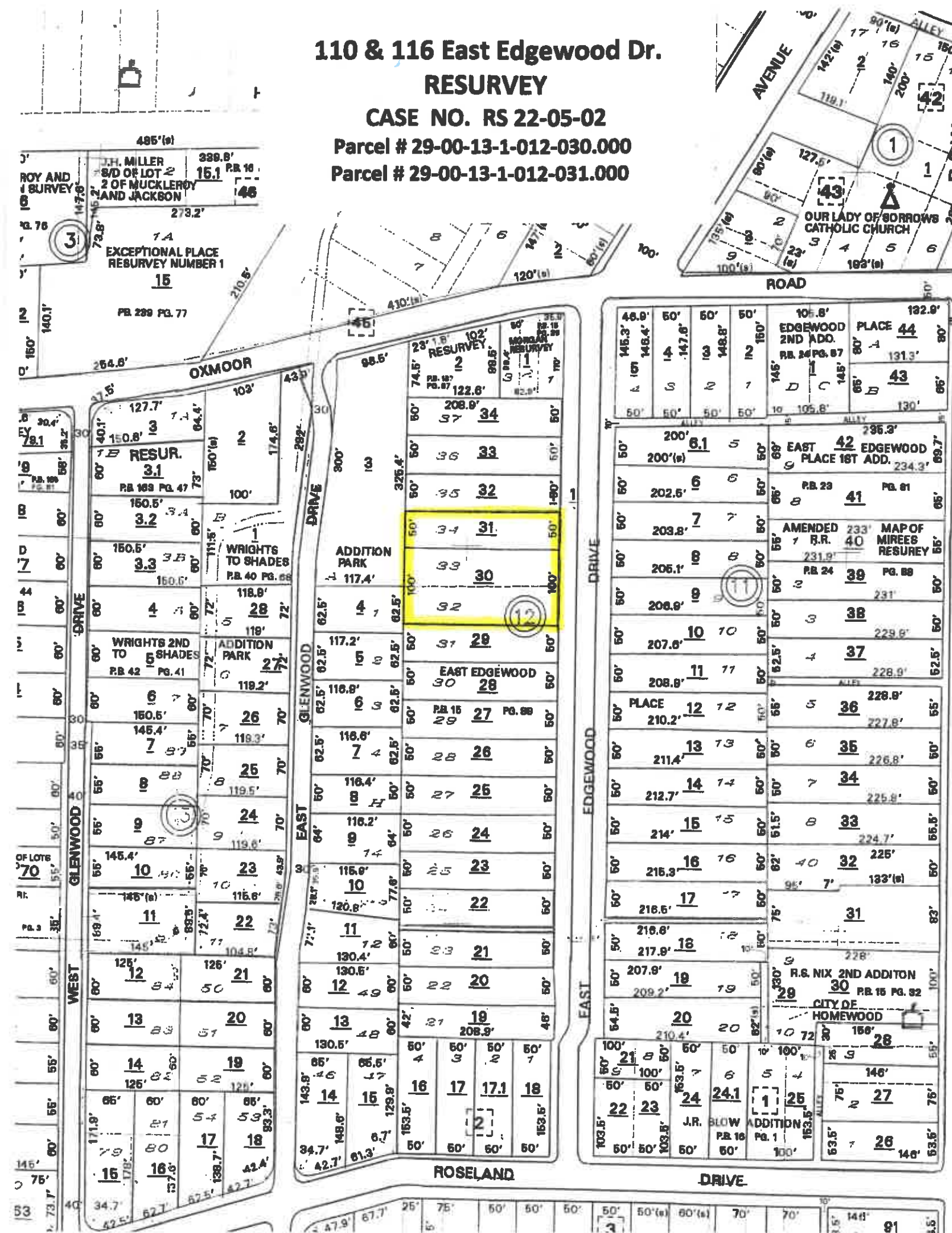
110 & 116 East Edgewood Dr.

RESURVEY

CASE NO. RS 22-05-02

Parcel # 29-00-13-1-012-030.000

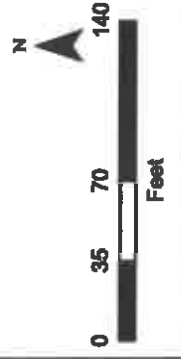
Parcel # 29-00-13-1-012-031.000



City of Homewood
PC Case Map
110 & 116 E Edgewood Dr.
RS 22-05-02
Vicinity Map



Building Footprint
Parcels
Subject Property



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

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

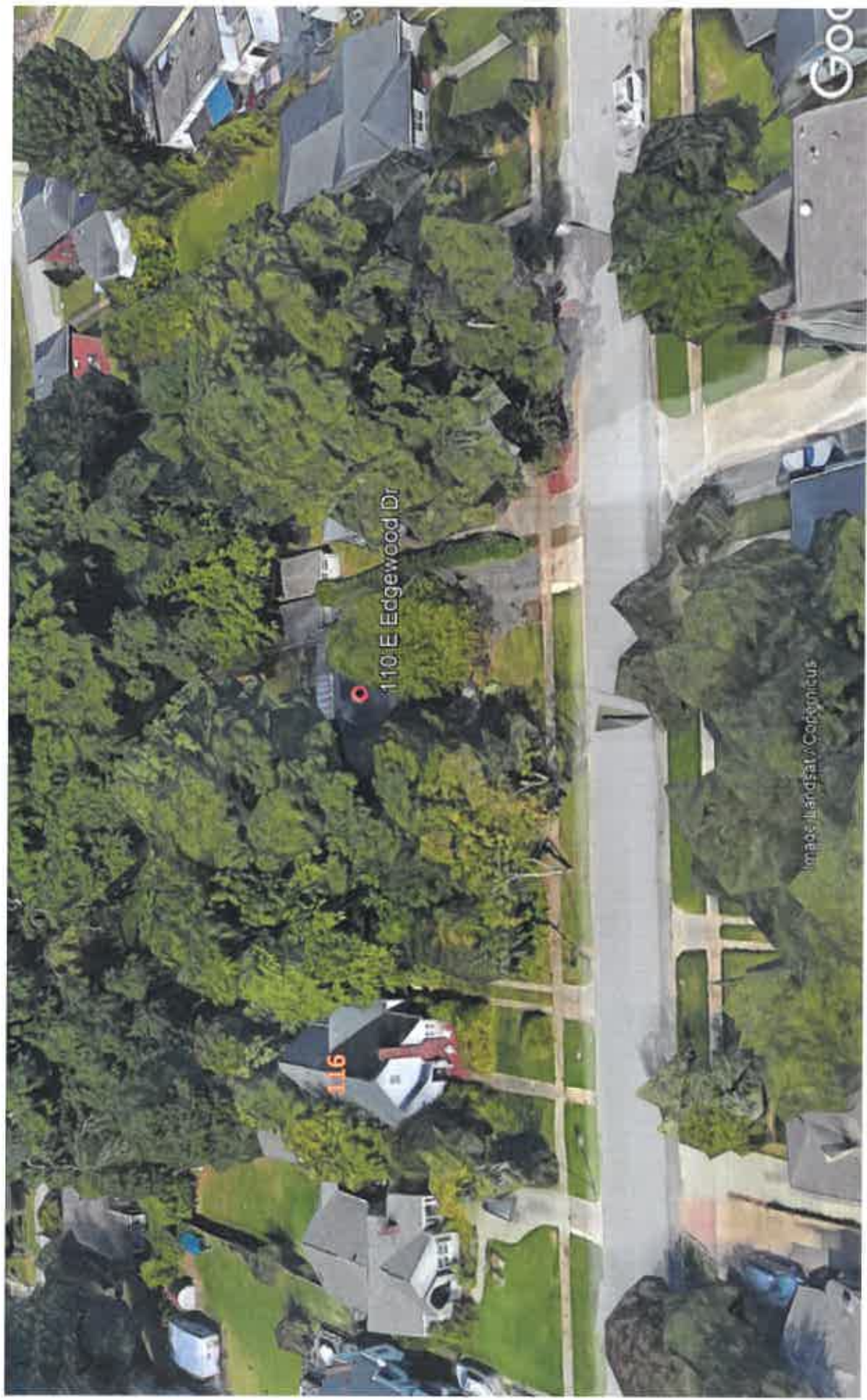
City of Homewood .
PC Case Map
110 & 116 E Edgewood
Dr.
RS 22-05-02
Aerial Photo

Parcels
Subject Property



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110 & 116 E Edgewood Dr- Bird's Eye Looking West



RZ 22-05-01

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

1. Date application filed: March 9, 2022 Requested hearing date: May 3, 2022
2. Applicant: Wilkerson Enterprises, LLC
Phone (s): REDACTED
Address: 1128 Camilla Circle Hoover AL 35226
City State Zip
3. Owner: Wilkerson Enterprises, LLC
Phone(s): REDACTED
Address: 1128 Camilla Circle Hoover AL 35226
City State Zip
4. Attach/give a complete legal description: attached
5. Property location: 2738 18th Street South
6. Tax Map Parcel I.D. Number(s): 28 00 07 3 013 008.00
7. Acreage: 0.26 ac
8. Existing Zoning: C-4 Existing land use: General Business
9. Proposed Zoning: C-4 A Proposed land use: General Business
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)

REDACTED

Signature of Applicant: REDACTED
Signature of authorization by Owner: (SAME)

FOR CITY USE ONLY

\$ 250.00 application fee received on 3/8/22 by Receipt # 321387
Application received by: FRSO GOODWIN on MARCH 8, 2022

STATEMENT OF INTENT

2738 18th Street South

(Case # RZ 22-05-01)

Reason for the request:

The property is located at the northwest corner of 18^a St S and 27^a Court South. All properties to the south of the intersection along 18^a St S are zoning C-4 A as well as the adjacent property to the north.

The intent of the C 4 A zoning is for pedestrian friendly business. The streetscape improvements the city has designed and will be constructing have cut off the property from providing adequate parking within the property and created the property to use as a "walk up" business and show that the city expects this property to be a pedestrian friendly business.

The city removed 8 parking spaces that were within the property and replaced with 4 on street parking spaces. Thus, the streetscape project has defined this property to not have adequate parking for the existing building under current zoning of the property.

Therefore, we request the city to rezone the property to match the surrounding zoning and use of the adjacent properties and streetscape usage.

Traffic volumes:

Existing building is approximately 4,300 square feet. Estimated peak hourly traffic volumes for a general business at this location would be estimated at 10 trips.

Availability of required utilities:

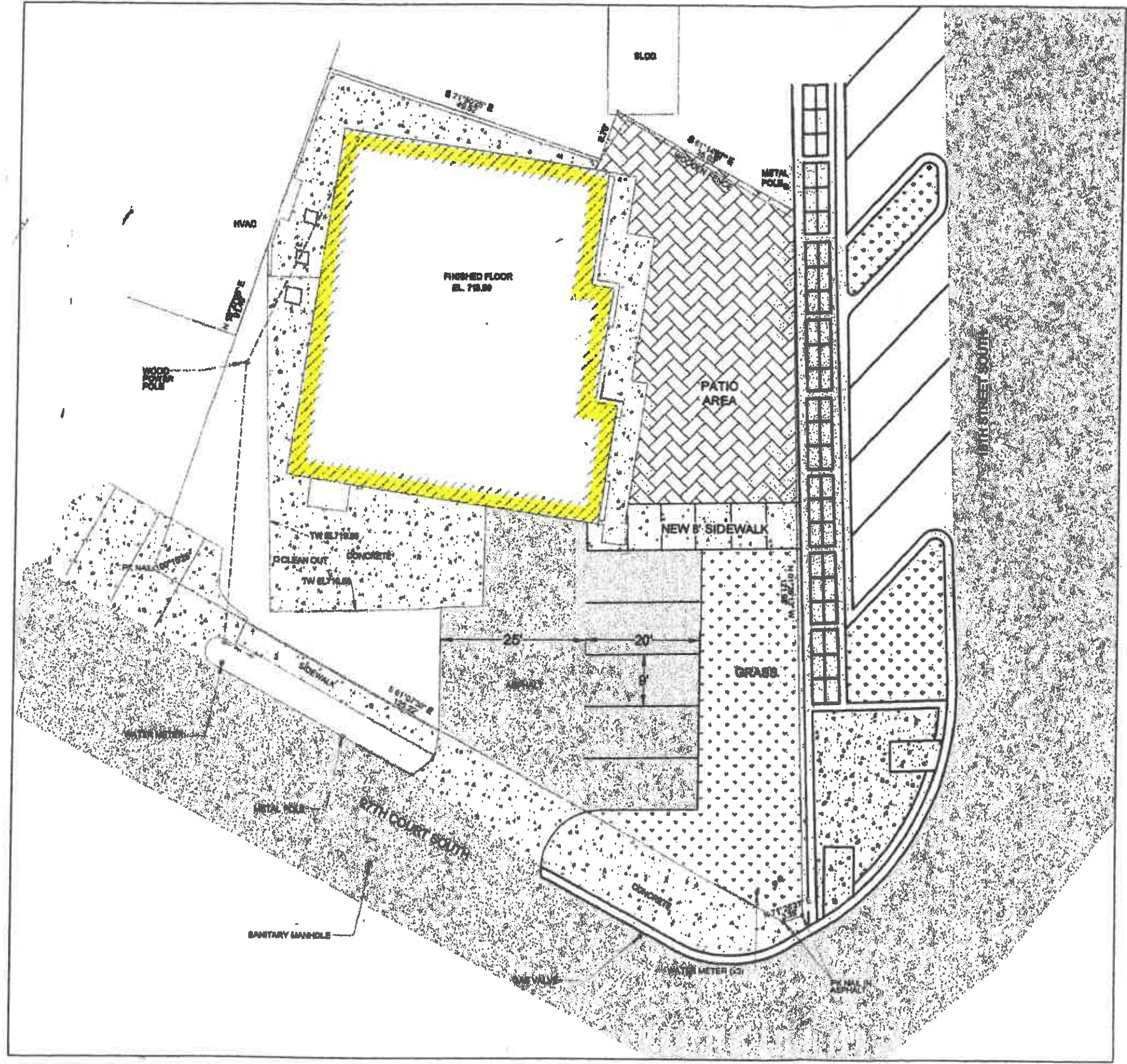
Existing building and utility services (water, sewer, power) to the building will not be modified.

LEGAL DESCRIPTION

2738 18th Street South

(Case No. RZ 22-05-01)

Part of Lots 13 and 14, Block 22, according to the map and survey of South Birmingham Land Company as recorded in Map Book 19, Page 20, in the Probate Office of Jefferson County, Alabama, more particularly described as follows: Begin at the southeast corner of Lot 8, Block 22, of said survey and run N. 16° 20' E. along the Easterly line of Lot 8 for 91.40 feet; thence to the right with an interior angle of 90° 29' and run S. 74° 09' E. for 49.57' to a point on the west line of said Lot 14; thence to the left with an interior angle of 269° 17' and run N. 16° 34' E. along said line of Lot 14 for 8.68 feet; thence to the right with an interior angle of 79° 54' and run S. 63° 20' E. for 35.08 feet to the west right-of-way line of U.S. Highway 31; thence to the right with an interior angle of 120° 22' and run S. 3° 42' E. along said right-of-way line for 121.80 feet; thence to the right with an interior angle of 110° 33' and run S. 65° 45' W. for 3.46 feet to the northeasterly right-of-way line of 27th Court South; thence to the right with an interior angle of 129° 05' and run N. 63° 20' W. along said right-of-way line for 125.26 feet to the point of beginning.



2798 13TH STREET SOUTH WITH STREETSCAPE IMPROVEMENTS
HOMERIDGE, AL

REVISION	DATE	BY
1	01/11/2018	W. J. JONES

STAMP
NOT FOR CONSTRUCTION

SHEET TITLE:

DATE: 01/11/2018
SHEET NUMBER:

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
TWANA-CHUG-T-16-9000	2022	10





PROPOSED IMPROVEMENTS PLAN
SCALE: 1" = 40'-0"



EXISTING CONDITIONS



PROPOSED STREETSCAPE

18TH STREET IMPROVEMENTS

HOMERWOOD, AL 04.20.2022



GMC

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

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Cale Smith, PE
Director, Engineering & Zoning Department
PC CASE # RZ 22-05-01

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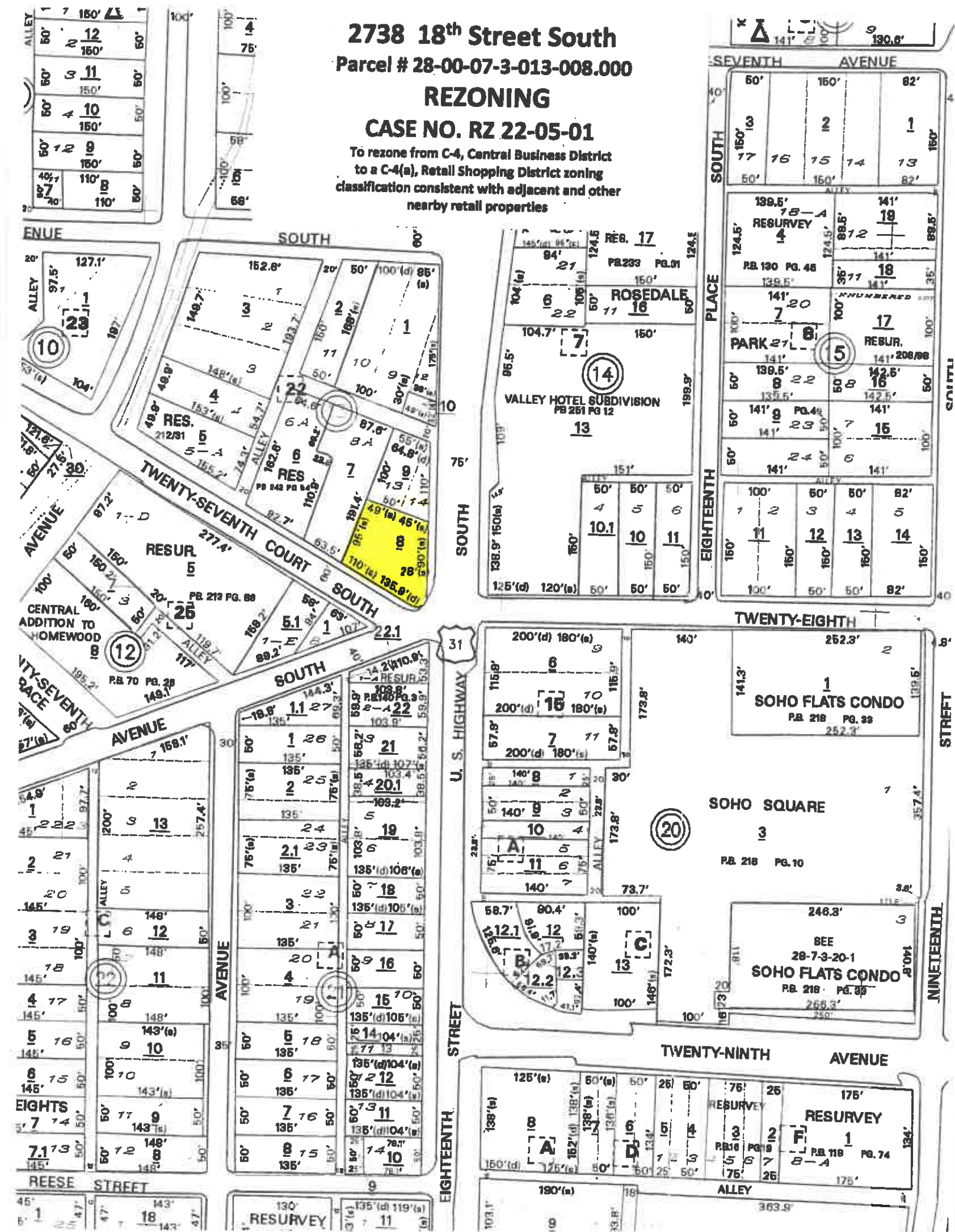
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2738 18th Street South
Parcel # 28-00-07-3-013-008.000

REZONING

CASE NO. RZ 22-05-01

To rezone from C-4, Central Business District
to a C-4(a), Retail Shopping District zoning
classification consistent with adjacent and other
nearby retail properties



City of Homewood

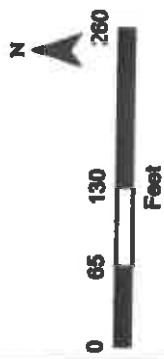
PC Case Map

2738 18th St S

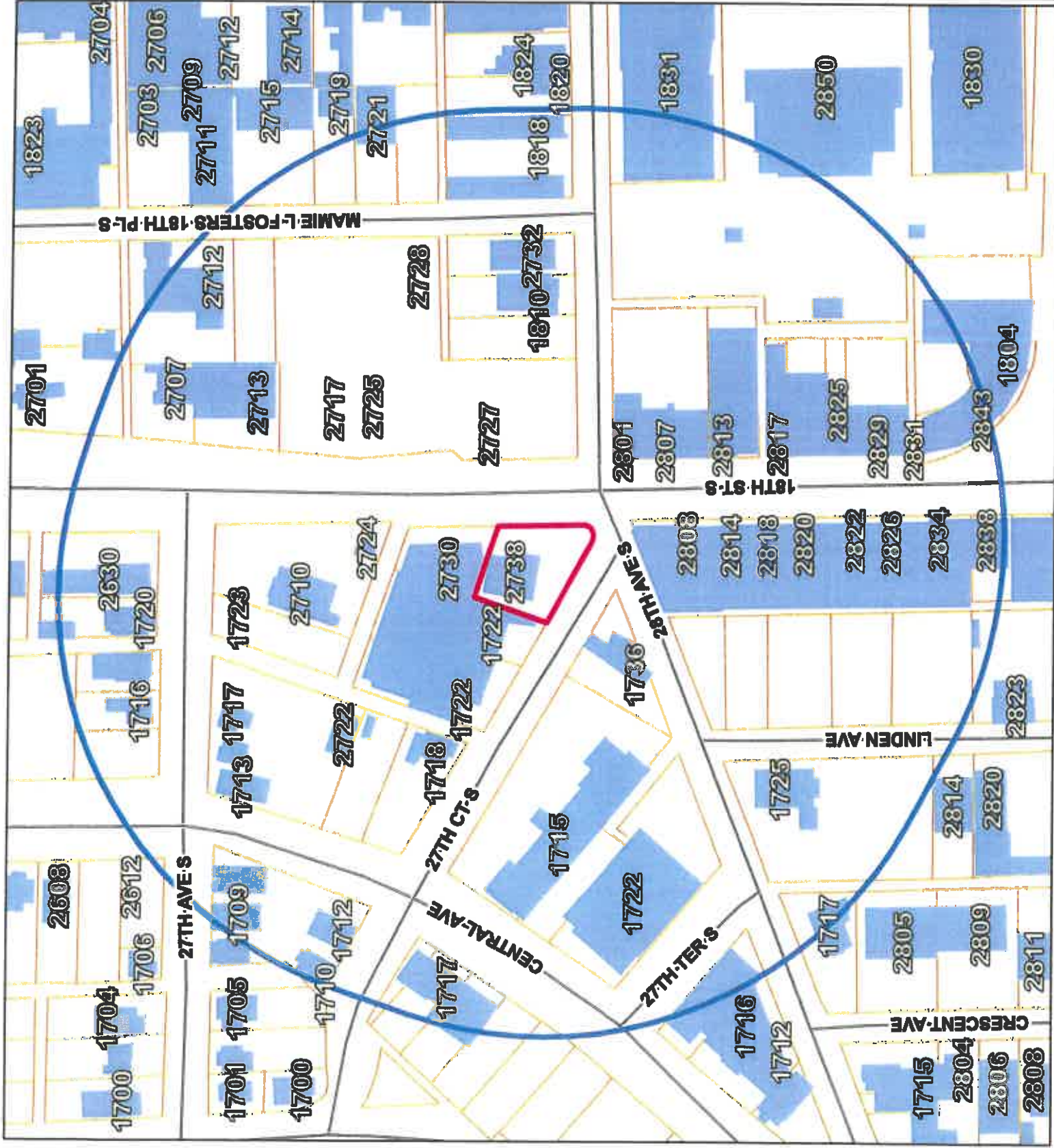
RZ 22-05-01

Notification Area

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



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CALL ZONING OFFICE TO CONFIRM ZONING.
332-6028



2738 18th St S

RZ 22-05-01

Current Zoning

Parcels

Zoning



R-7

C-2

 C-2 C

५



CTD

Subject

Summary

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HOMEROWN IS PROHIBITED.

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

City of Homewood
PC Case Map

2738 18th St S

RZ 22-05-01

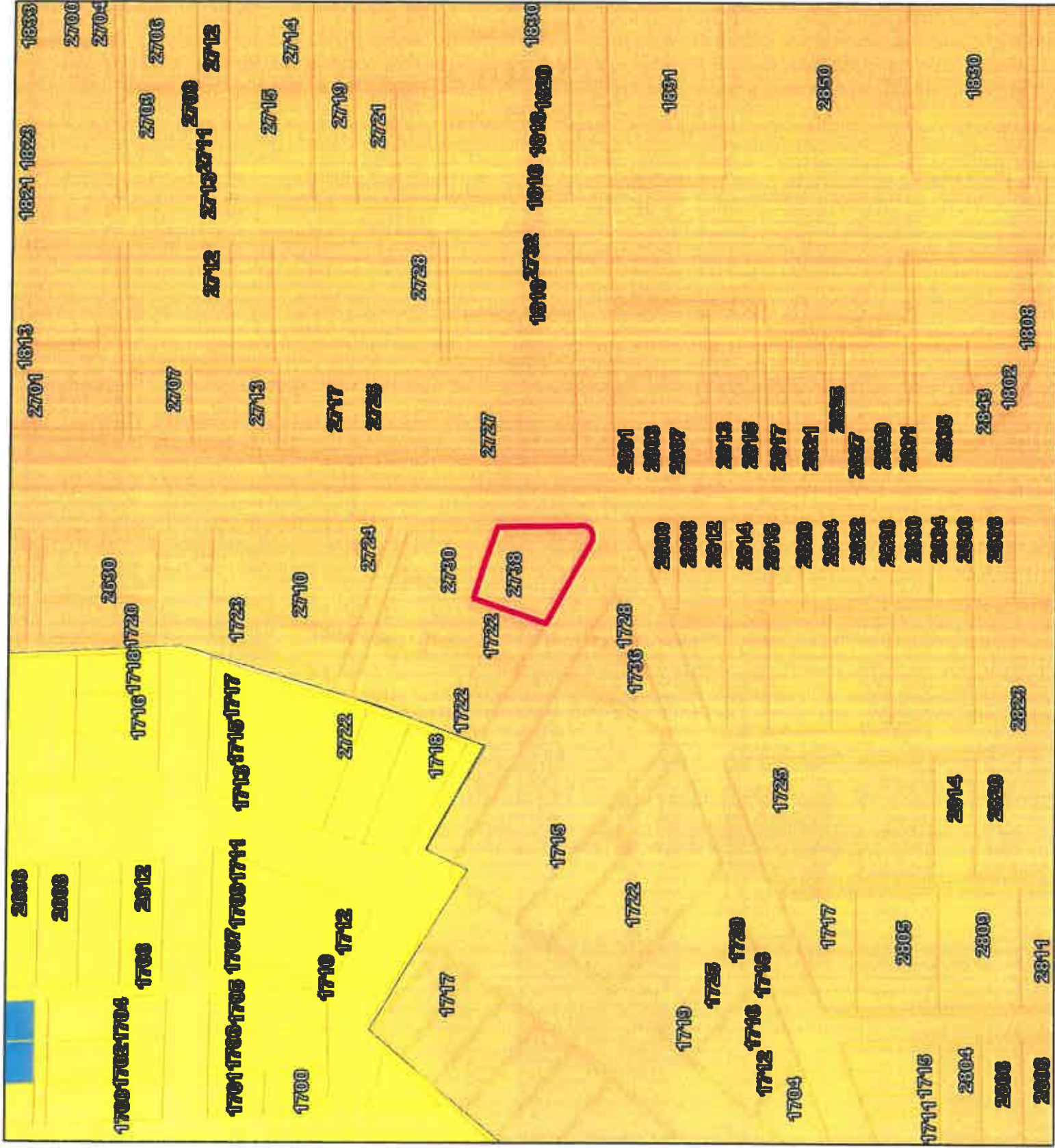
Master Plan
Land Use

- Parcels
- Future Land Use
- Institutional
- Mixed Use
- Residential
- Subject Property

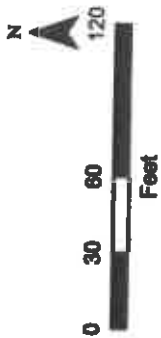


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332-6628



Parcels
Subject Property

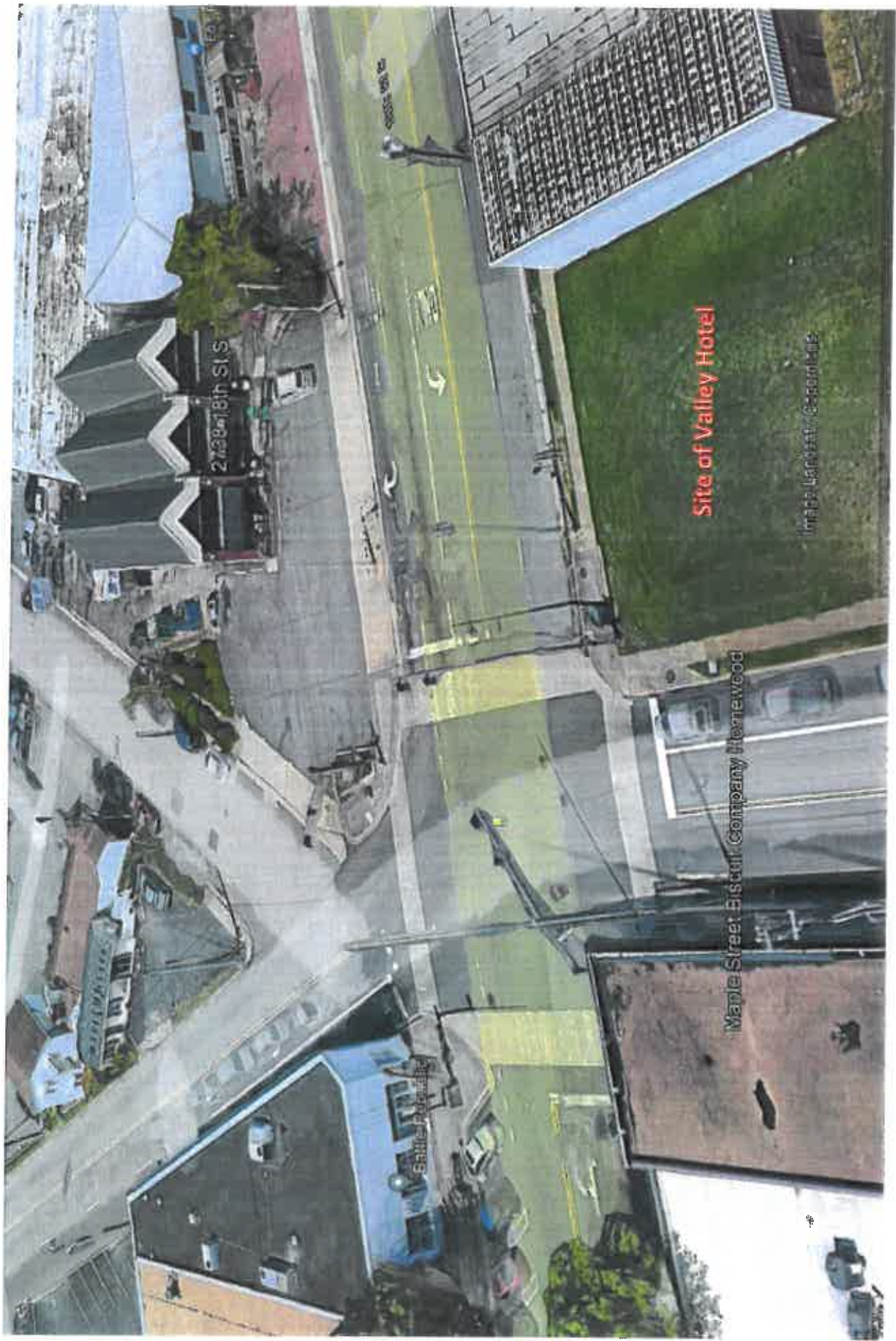


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332-6028



2738 18th St S- Bird's Eye Looking West



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

1. Name of development: Homewood Highschool
2. Date application filed: April 12, 2022 3. Requested hearing date: June 7, 2022
4. Approval requested by this application
- Preliminary Development Plan
- Amendment to Preliminary Development Plan
- Final Development Plan
- X Amendment to Final Development Plan
5. Applicant: Homewood Board of Education
- Phone: 205-870-4203
- Address: 450 Dale Avenue, Homewood, AL, 35209
6. Owner: Homewood Board of Education
- Phone: 205-870-4203
- Address: 450 Dale Avenue, Homewood, AL, 35209
7. Attorney or authorized agent: LBYD Inc. (Curtis Eatman)
- Phone: REDACTED
- Address: 880 Montclair Road, Suite 600, Birmingham, AL, 35213
8. Engineer: LBYD Inc.
- Phone: 205-251-4500
- Address: 880 Montclair Road, Suite 600, Birmingham, AL, 35213
9. Surveyor: Arrington Engineering & Land Surveying Inc.
- Phone: 205-985-9315
- Address: 2032 Valleydale Road, Birmingham, AL, 35244

10. Development Address(s): 1901 South Lakeshore Drive, Homewood, AL, 35209

11. Tax map parcel number(s): 2800192001002.000; 2800192001003.001; 2800183001009.001

12. Acreage: 37 13. Zoning: I-2, PMUD

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

Signature of applicant: REDACTED (KEVIN MADDOX)

Signature of authorized agent or attorney: REDACTED

Signature of authorization by owner: REDACTED (KEVIN MADDOX,
ASSISTANT SUPERINTENDENT
HOMEWOOD SCHOOLS)

For City Use Only:

\$ 100.00 application fee received on APRIL 12, 2022 by receipt # —

Scheduled hearing date: JUNE 7, 2022

Application received by: FRED GOODWIN on APRIL 12, 2022

Amended Development Plan

Homewood High School

(Case # AD 22-06-01)

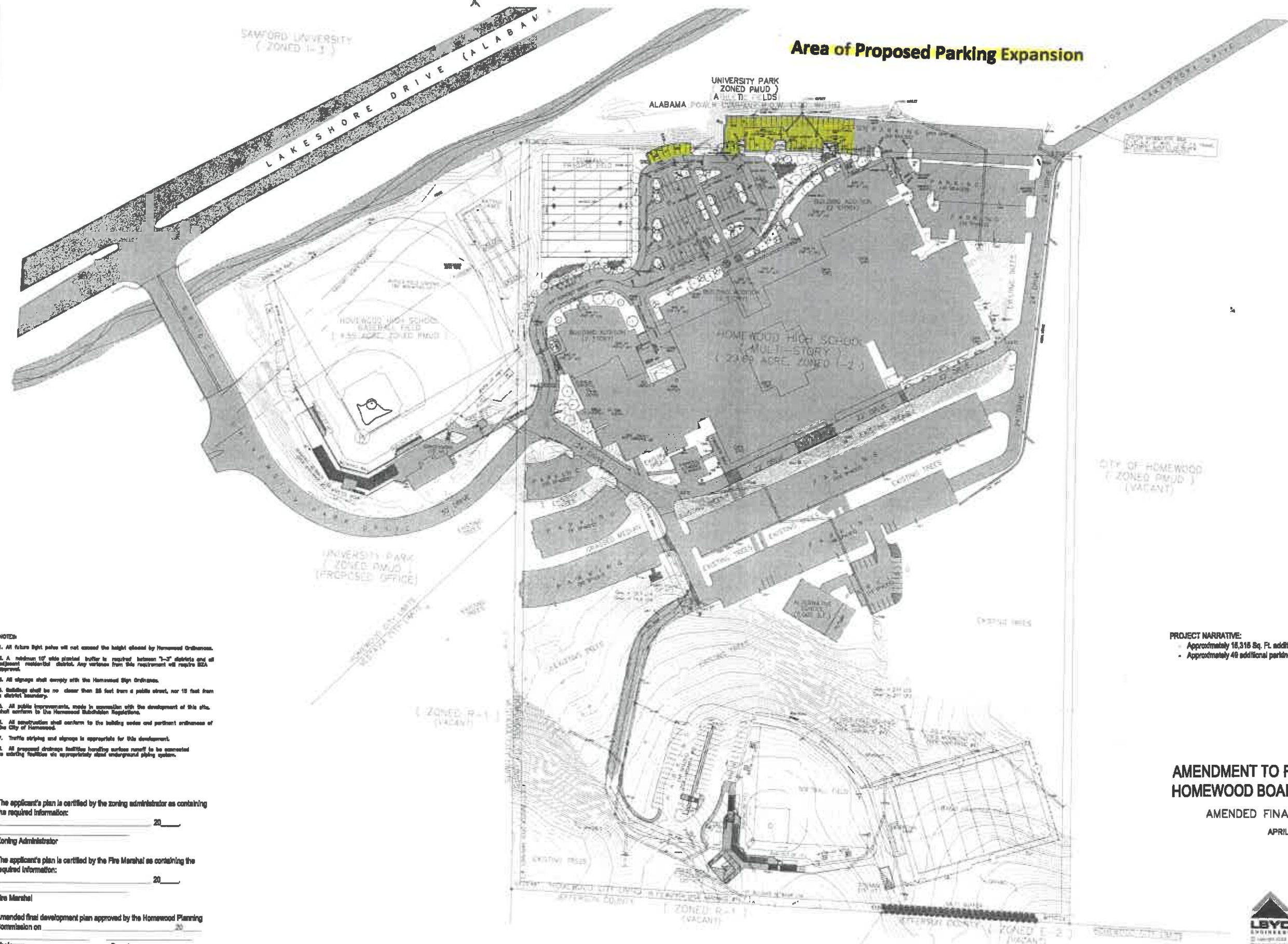
Project Narrative

Homewood Highschool – North Parking Expansion

Due to increased demand and a growing student population, the Homewood Board of Education has decided to expand existing parking lots, where feasible, at the Highschool. Two expansion areas were identified after a campus wide feasibility study. The first expansion is north of the school and expands parking under the power company transition lines. The second expansion is southwest of the school and expands parking through a newly acquired parcel. The subject of this submittal is the north parking expansion. The southwest parking expansion cannot be permitted at this time, as the school's newly acquired parcel is currently being annexed into Homewood.

The north parking addition consists of expanding the current parking in the power company right of way. In addition to creating 49 new parking spots, improvements include: asphalt paving, curb and gutter, stormwater piping and detention, and overhead utility modifications.

CONSTRUCTION SCHEDULE	JUNE	JULY	AUGUST	SEPTEMBER
CONSTRUCTION ACTIVITIES				



Area of Proposed Parking Expansion

- LEGEND**
- LAWY POST LIGHTING
 - STREET LIGHTS
 - SPORTS FIELDS

- NOTES:**
1. All future light poles will not exceed the height allowed by Homewood Ordinances.
 2. A minimum 10' wide planted buffer is required between "T"-J" streets and all adjacent residential streets. Any variance from this requirement will require BZA approval.
 3. All signage shall comply with the Homewood Sign Ordinances.
 4. Buildings shall be no closer than 55 feet from a public street, nor 10 feet from a district boundary.
 5. All public improvements, made in connection with the development of this site, shall conform to the Homewood Subdivision Regulations.
 6. All construction shall conform to the building codes and pertinent ordinances of the City of Homewood.
 7. Traffic striping and signage is appropriate for this development.
 8. All proposed drainage facilities handling surface runoff to be connected to existing facilities or appropriately sized underground piping system.

PROJECT NARRATIVE:

- Approximately 18,316 Sq. Ft. additional parking area.
- Approximately 48 additional parking spaces.

The applicant's plan is certified by the zoning administrator as containing the required information: _____ 20____

Zoning Administrator

The applicant's plan is certified by the Fire Marshal as containing the required information: _____ 20____

Fire Marshal

Amended final development plan approved by the Homewood Planning Commission on _____ 20____

Chairman Secretary

AMENDMENT TO FINAL DEVELOPMENT PLAN
HOMWOOD BOARD OF EDUCATION
 AMENDED FINAL DEVELOPMENT PLAN
 APRIL 12, 2022



SCALE: N.T.S.

£5.0	4
------	---

AMENDMENT TO FINAL DEVELOPMENT PLAN
HOMEWOOD BOARD OF EDUCATION

DEVELOPMENT SCHEDULE

HIGH SCHOOL BUILDING EXPANSION MAY 2018 - AUG 2019

The applicant's plan is certified by the zoning administrator as containing the required information:
20

Zoning Administrator

The applicant's plan is certified by the Fire Marshal as containing the required information:
20

Fire Marshal

Amended final development plan approved by the Homewood Planning Commission on
20

Chairman

Secretary

PROJECT NARRATIVE:

- 2 Story
- Approximately 332,000 Sq. Ft. existing.
- Approximately 21,500 Sq. Ft. demolition.
- Approximately 104,620 Sq. Ft. new addition.
- Sprinklered - Yes
- Type of Construction - II-B
- Type of Occupancy - Educational, Group E.

Homewood High School

Package 6

Architectural Rendering – New Front/Addition



GENERAL
LOCATION
OF NEW
PARKING



Homewood High School

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, Direct

Planning Commission
PUBLIC HEARING NOTICE

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at 6:00 P.M., on Tuesday, June 7, 2022. 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:

Curtis Eatman / LBYD, Inc.

for a proposed subdivision plat of land owned by:

Homewood Board of Education / Samford University

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

1901 South Lakeshore Drive / 1919 South Lakeshore Drive

Parcel: 28-00-19-2-001-002.000 & 28-00-18-3-001-009.001

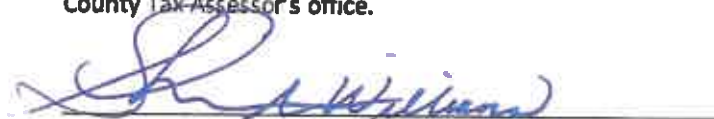
The proposal consists of an: AMENDED DEVELOPMENT PLAN

Purpose:

Request for approval of an amendment to the Final Development Plan for Homewood High School to provide for the development of 49 additional parking spaces on the northern side of the school campus, as well as related grading and drainage 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 U.S. mail on or before May 31, 2022, 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 # AD 22-06-01

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 choose to view the meeting via Zoom, please follow the instructions below:

1st Option:

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

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1ION2MxWnpVWk5pcUFMdz09>

(If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app)

2nd Option:

Join through the app if you already have the Zoom app downloaded

Meeting #: 883 5766 5513

Passcode: 514257

3rd Option:

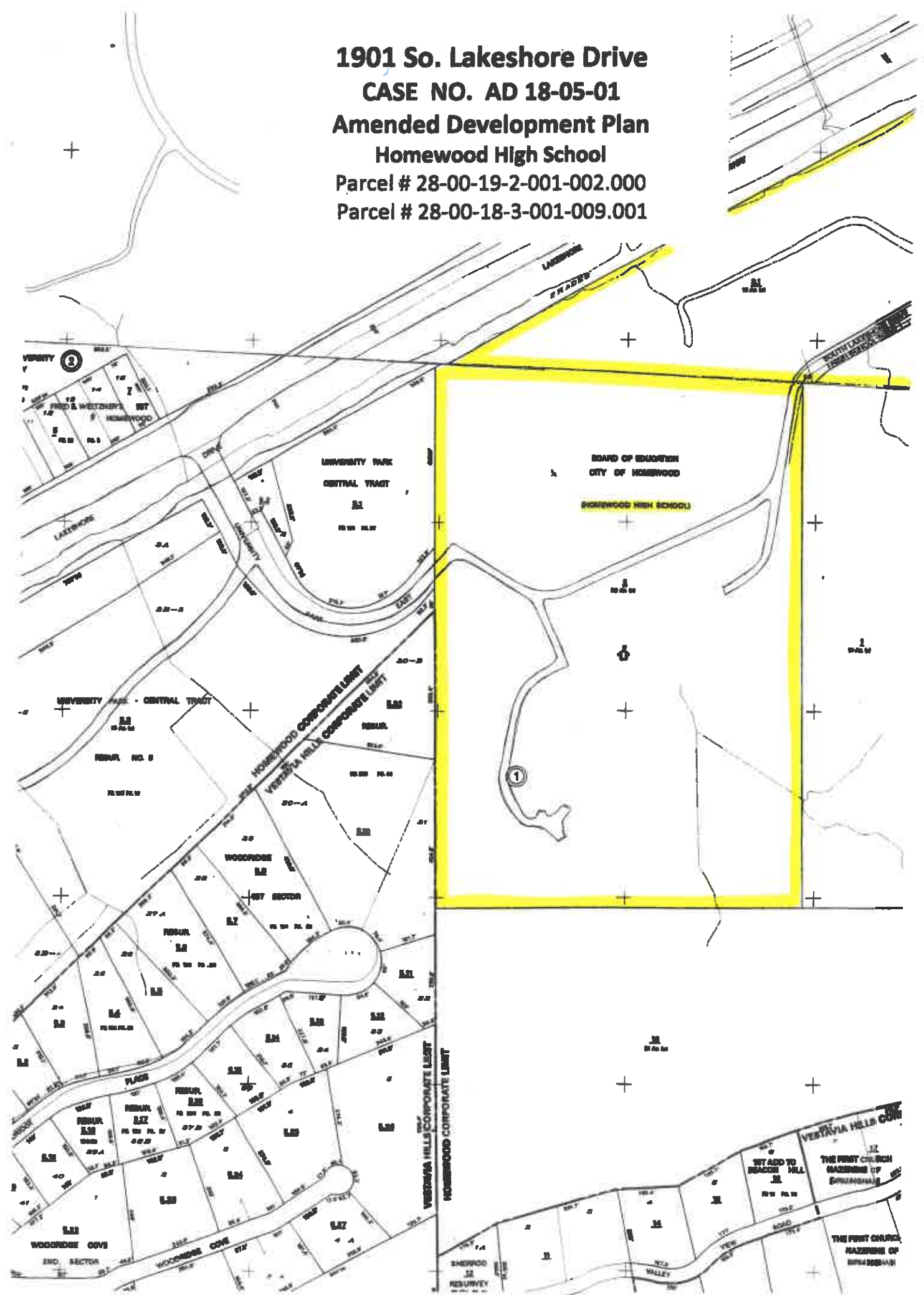
Dial in by phone: 312-626-6799

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 board's members for their consideration. Please reference the case number or address in your comments.

A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website (cityofhomewood.com) several days before the 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.

1901 So. Lakeshore Drive
CASE NO. AD 18-05-01
Amended Development Plan
Homewood High School
Parcel # 28-00-19-2-001-002.000
Parcel # 28-00-18-3-001-009.001

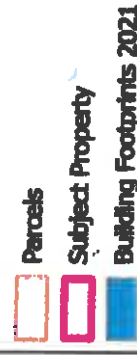


**City of Homewood
PC Case Map :**

1901 S Lakeshore Dr

AD 22-06-01

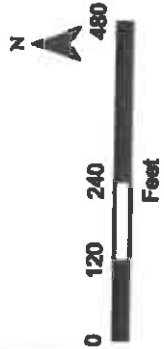
Vicinity Map



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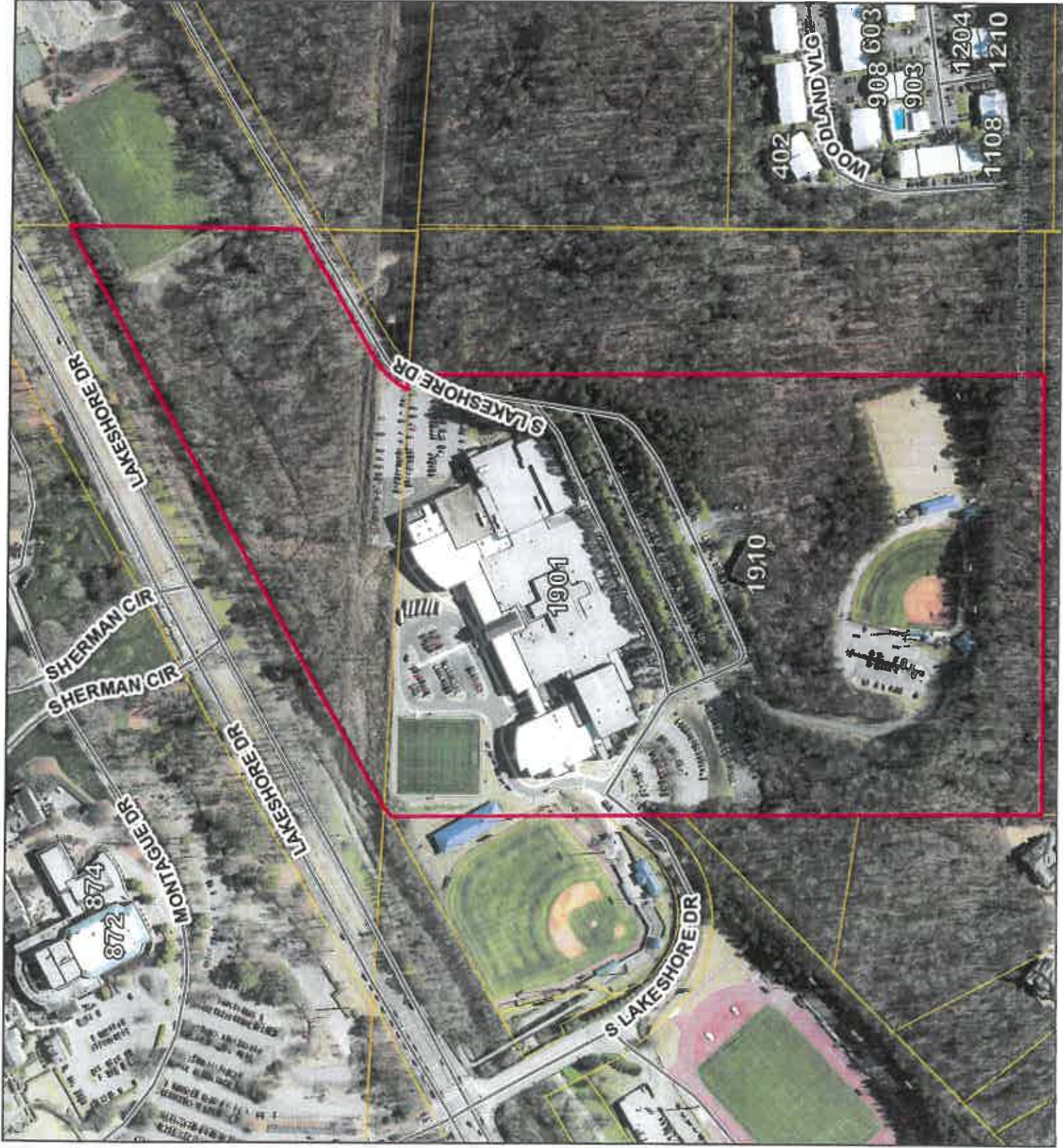
ZONING IS SUBJECT TO CHANGE. PLEASE
CALL ZONING OFFICE TO CONFIRM ZONING.
332-6628

Parcels
Subject Property



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332-6628



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

1. Name of development: BEZMONT Family Properties, LLC
2. Date application filed: 4/13/2022 3. Requested hearing date: 6/7/2022
4. Approval requested by this application
- ☐ Preliminary Development Plan
- ☐ Amendment to Preliminary Development Plan
- ☒ Final Development Plan
- ☐ Amendment to Final Development Plan
5. Applicant: BEZMONT Family Properties, LLC, JOHNNY
- Phone: REDACTED
- Address: 505 COBB Street
6. Owner: BEZMONT Family Properties, LLC
- Phone: REDACTED
- Address: 505 COBB Street
7. Attorney or authorized agent:
- Phone: _____
- Address: _____
8. Engineer: LIVE OAK Engineering, BEN WATSON
- Phone: 205 9942 3643
- Address: 2809 7th Ave S, Birmingham, AL 35233
9. Surveyor: RAY AND GREENLAND
- Phone: 256 245 3243
- Address: 122 North CALHOUN ST SYRACUSE, AL 35150

10. Development Address(s): 505 COBB ST.

11. Tax map parcel number(s): 2900232002002000

12. Acreage: 3.169 13. Zoning: GURD (GREEN SPRINGS URBAN RENEWAL DISTRICT)

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: _____

Signature of authorization by owner: _____ REDACTED

For City Use Only:

\$ 100.00 application fee received on APRIL 22, 2022 by receipt # 321391

Scheduled hearing date: JUNE 7, 2022

Application received by: FRED GOODWIN on APRIL 13, 2022



1. CONFLICT AND VERIFY ARCHITECTURAL PLANS FOR ANY ITEMS NOT DETAILED ON CBL PLANS.
2. CONDUCT AND VERIFY SITE LOCATIONS WITH ELECTRICAL PLANS.
3. VERIFY/NOTE ALL OTHER AREAS DISTURBED BY THE CONTRACTOR'S WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL DISCREPANCIES AS SHOWN ON THE PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
5. CONTRACTOR SHALL CONDUCT AND VERIFY ALL BUILDING CONFLICTS WITH THE EXISTING PLANS AND THE FOUNDATION PLANS. IF ANY DISCREPANCIES ARISE, THE BUILDING PLANS AND/OR THE FOUNDATION PLAN SHALL BE USED TO RESOLVE THE DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ENGINEER IF ANY SAID DISCREPANCIES MAY AFFECT THE LAYOUT OF THE SITE PLAN.
6. CONTRACTOR SHALL INSTALL HANDICAP PARKING STALLS, SYMBOLS AND CURB PAPER PER D.E.A. REQUIREMENTS.
7. CONTRACTOR SHALL STRIKE ALL HANDICAP PARKING SYMBOLS UNLESS 1) ALL OTHER STOPPING PLACES PER THE PLANS
8. NO ACCESSIBLE PARKING STALLS OR ADJACENT ACCESS AREAS SHALL BE EXCEED 2% SLOPE IN ANY DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONDITIONS CANNOT BE MET ON SITE.
9. NO SIDEWALK - ROSS SLOPE SHALL EXCEED 2%.
10. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONDITIONS CANNOT BE MET ON SITE.
11. ALL PARKING STALLS SHALL BE 10' x 2'.

PROPERTY SIZE
TOTAL DEVELOPMENT = 138,036 SF (3.17 ACRES)

BUILDING SIZE
EXISTING BUILDING = 17,331 SF
TOTAL BUILDING = 21,351 SF

PARKING REQUIREMENTS

PROVIDED:
48 SPACES
2 HANDICAP SPACES
48 TOTAL SPACES

CONSTRUCTION EXPECTED TO BEGIN SEPTEMBER 2022

CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION

ZONING ADMINISTRATOR _____ DATE _____

CERTIFIED BY THE JIC ENGINEER AS CONTAINING THE REQUIRED INFORMATION

 CITY ENGINEER DATE _____

CERTIFIED BY THE FIRE MARSHALL AS CONTAINING THE REQUIRED INFORMATION

FIRE MARSHALL DATE

APPROVED BY THE HOMEOWNED PLANNING COMMISSION ON _____, 2022

PLANNING COMMISSION CHAIR PLANNING COMMISSION SECRETARY

CERTIFICATION OF OWNERSHIP

OWNER SIGNATURE _____ DATE _____

PLANNING COMMISSION CASE NO. FD 22-06-02

SHEET REVISIONS:	
#	DATE/REFERENCE

STAMP:

**NOT FOR
CONSTRUCTION**

SHEET TITLE:

1° = 20'

FINAL DEVELOPMENT PLAN

DATE 01/21/2022

SHEET NUMBER:

C200



**A ONE LOT SUBDIVISION SITUATED IN THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 16 SOUTH, RANGE 3 WEST
CITY OF HUNTSVILLE, JEFFERSON COUNTY, ALABAMA**

Prepared by:
McGILLIWRAY-CAPPS & ASSOCIATES, INC.
(205) 967-1848
5633 Bankhead Highway
Birmingham, Alabama 35210

We the undersigned, Daniel K. Cuyper, as Registered Land Surveyor, State of Minnesota, and William J. Russell, Jr. and Paolo J. Schwartz, as Owners, do hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that said survey and this plat or map were made at the instance of said Owners. Said Surveyor also certifies that this plat or map is a true and correct map of lands shown therein, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearing of the boundaries of each lot or corner, showing the streets, alleys, easements, and other things shown on the plat or map, and showing the location of the lot or block and block, and showing the locations of the lands in the government survey and that such lots have been indicated at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said Surveyor further certifies that all parts of this survey and drawing have been compared in accordance with the current requirements of the Standards of Practice for Land Surveying and Mapping of the State of Minnesota, and that the same conform therewith. The Owners also certify that they are the Owners of said lands, and that the same are not subject to any mortgage, except a mortgage held by Republic Bank.

Daniel R. Goope, P.A.
 Alabama Sup. No. 13411
 6533 Birmingham Highway
 Birmingham, Alabama 35210

DATE 12/17 2012

DATE: 12/17 201 6

MESSAGE: Transcript Date: 2/17/12 to 12
 Request Ref: _____
 By: Mary Alice Boyd, Vice President

I hereby certify that I am the owner of the property described herein, which property is located within the subdivision regulation jurisdiction of the City of Homewood, Alabama, that I freely offer this plot 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.

Date: 12/17 2014

Paul J. Bolmont Date: 4/17/2012

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the right-of-way or Esplanade boundaries after this date may void this approval.

Director of Environmental Services Date: 1/12/2013

Final Plat approved by resolution of the Homestead Planning Commission on
January 8, 2013.

APPROVED FOR RECORDING: Will Dugan

APPROVED FOR RECORDING: Joan Bridges
Recorder

APPROVED FOR RECORDING: James H. Galt
Zoning Administrator

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that David K. Capps, whose name is signed to the foregoing certificate as Signer, and who is known to me, acknowledged before me on this day, that after being duly informed of the contents of said certificate, they executed the same voluntarily as each individual with full authority to do so, on the day the same were due.

Given under my hand and official seal this the 15TH day of DECEMBER 2012.

Deena O'Donoghue
NOTARY PUBLIC
My Commission Expires 1-26-2014

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William J. Belmont, Jr. whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me on this day, that after being duly informed of the contents of said certificate, they executed the same voluntarily as such individual with full authority to do so, on this day the same bears date.

Ind. Duquesne

Given under my hand and official seal this _____ day of _____, 20____.

Paula B. Burnett
 Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Peter J. Belmont whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me on this day, that after taking due informed of the contents of said certificate, they constituted the same voluntarily on such individual with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 17th day of December 1967

Paula G. Laredo
NOTARY PUBLIC
in the Commission Expires

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Mary Alice Bunt, whose name is signed in the foregoing certificate for Rogers Bank at Marietta, and who is known to me, acknowledged before me on this day, that after being duly informed of the contents of said certificate, they executed the same voluntarily as such individual with full authority to do so, on the day the same were due.

17th, December 1919

NOTARY PUBLIC

NOTES:

This property is not located in a special flood hazard area as per FEMA Flood Map No. 01073C0554N, map revision date September 3, 2010.

The owners hereby represent that there are no self-imposed restrictions or protective covenants affecting this property at this time.

All comments shown on this map are existing comments. No new comments are created by this map.

All enclosures shown on this map are for public utilities, private
telecommunication cable systems, sanitary
sewers, storm sewers, storm drains, and may be used for such
purpose to serve property both within
and without this subdivision.

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, Direct

Planning Commission
PUBLIC HEARING NOTICE

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at 6:00 P.M., on Tuesday, June 7, 2022. 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:

Belmont Family Properties, LLC

for a proposed subdivision plat of land owned by:

Belmont Family Properties, LLC

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

505 Cobb Street

Parcel: 29-00-23-2-002-002.000

The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

Request for approval of a Final Development Plan for Big #1 Motorsports to permit the proposed construction of a 4,000 sq. ft. addition and associated parking 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 U.S. mail on or before May 31, 2022, 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 # FD 22-06-02

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 choose to view the meeting via Zoom, please follow the instructions below:

1st Option:

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

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1lON2MxWnpVWk5pcUFMdz09>

(If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app)

2nd Option:

Join through the app if you already have the Zoom app downloaded

Meeting #: 883 5766 5513

Passcode: 514257

3rd Option:

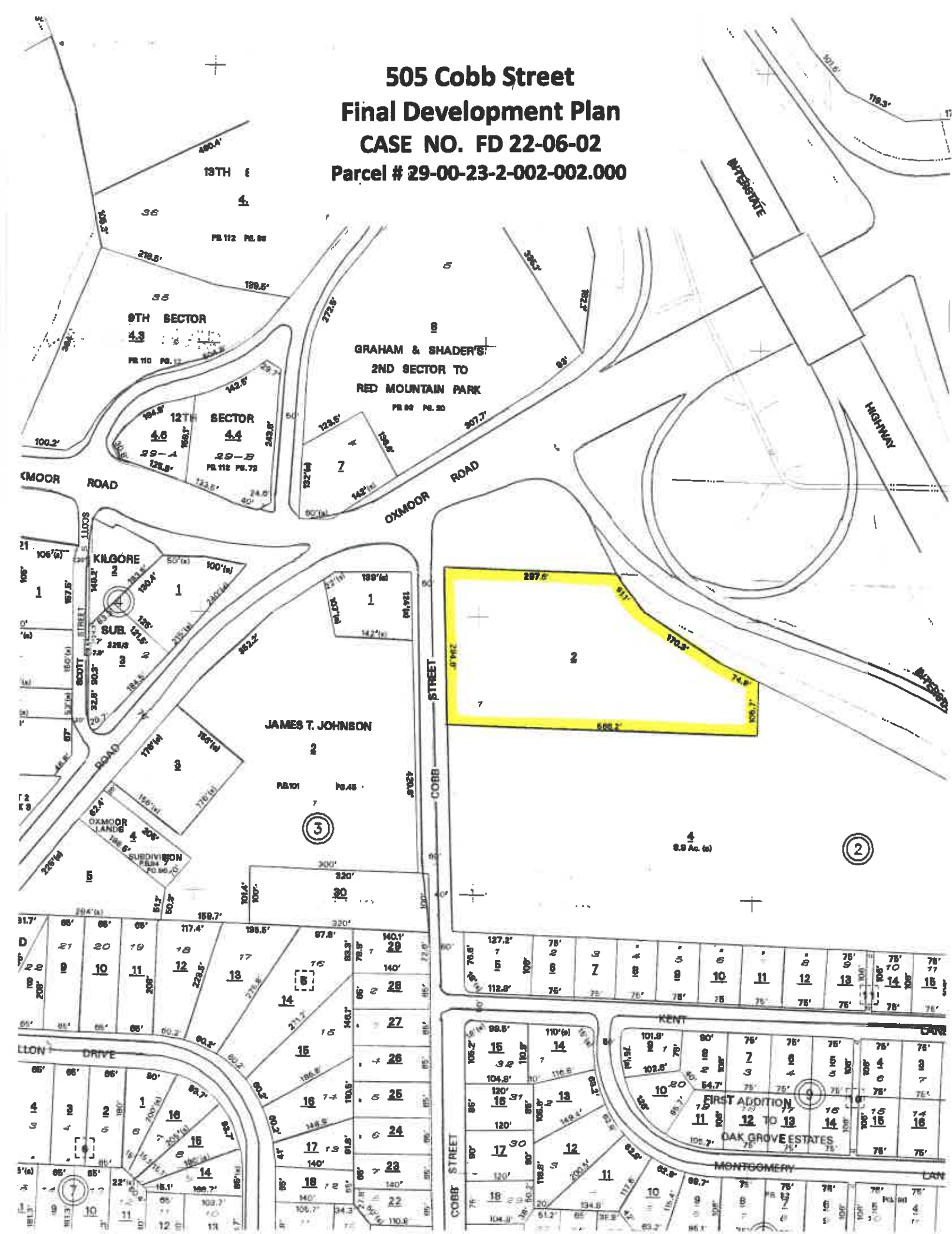
Dial In by phone: 312-626-6799

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 board's members for their consideration. Please reference the case number or address in your comments.

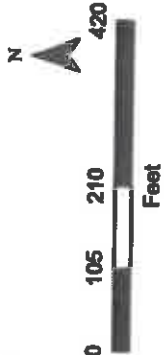
A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website (cityofhomewood.com) several days before the meeting.

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.

505 Cobb Street
Final Development Plan
CASE NO. FD 22-06-02
Parcel # 29-00-23-2-002-002.000

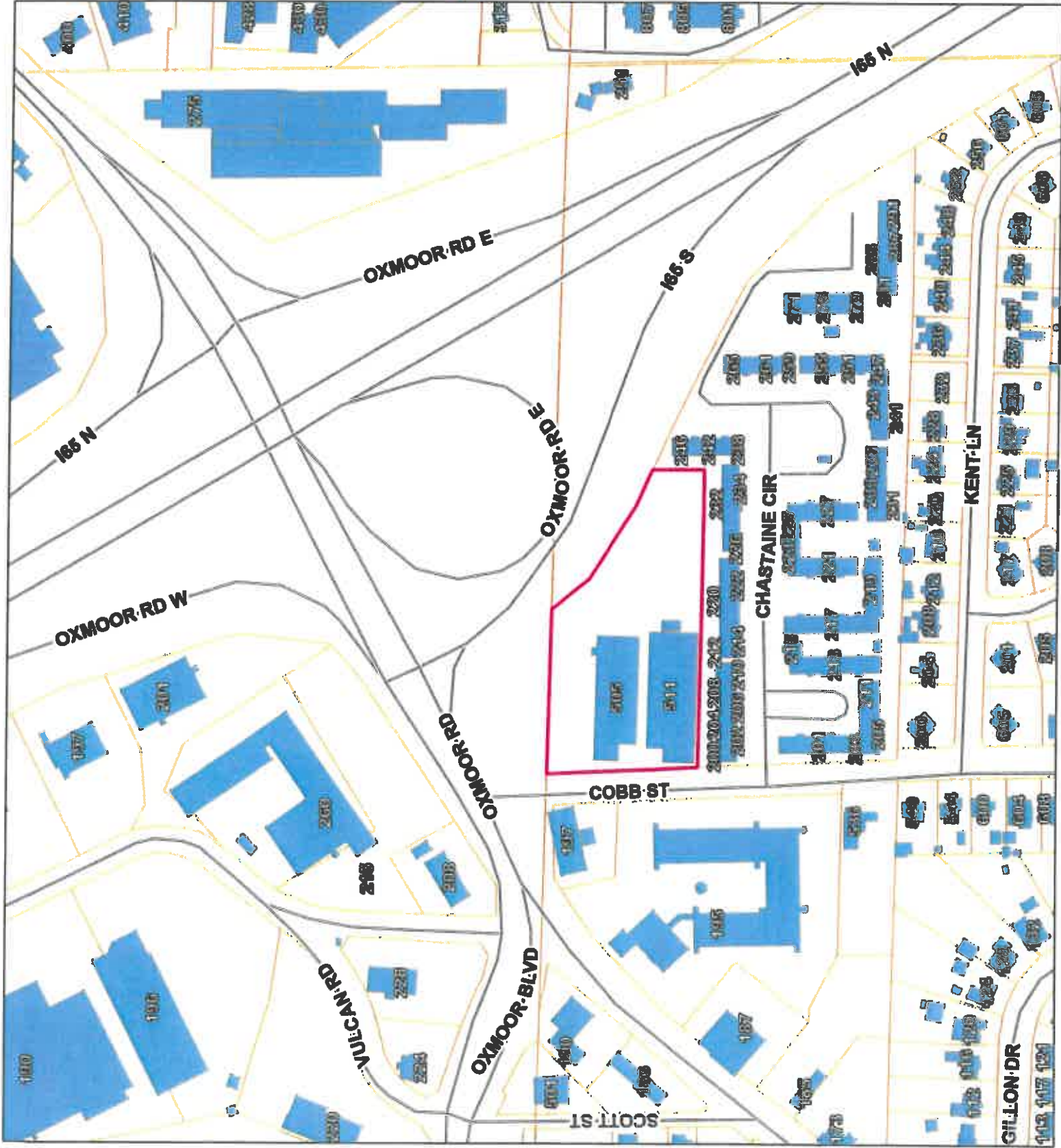


Parcels
Subject Property
Building Footprints 2021



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



Parcels
Subject Property



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505 Cobb St- Bird's Eye View from the Northside



RS 22-06-03

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

Physical Address: 1784 MURRAY HILL ROAD, Homewood, ALABAMA 35216
Date application filed: APRIL 27, 2022 Vacant lot(s)? NO
Subdivision location: South HALF OF Section 24, Township 18 South, Range 3 West
Tax map Parcel I.D. Number(s): 29-00-24-4-004-001.000
Acreage: 1.86 ACRES Number of proposed lots: 2
Current Zoning: NPD Proposed land use: RESIDENTIAL

Activity requested by applicant: (please check as applicable)

Divide Property: YES Move lot line(s): NO
Combine Property: NO Other: _____

Applicant: GR. ROWLAND JACKINS Owner: STEVEN / SHARON WEIL
Phone: 205 - 870 - 3390 Phone: _____
Address: 3430 INDEPENDENCE DRIVE Address: 1780 MURRAY HILL ROAD
HOMESWOOD, ALABAMA 35209 HOMESWOOD, ALABAMA 35216
City State Zip City State Zip

REDACTED

REDACTED

Signature of Applicant

Signature of Owner

Registered Land Surveyor: GR. ROWLAND JACKINS ALA PLS No. 18399
Phone: 205-870-3390
Address: 3430 INDEPENDENCE DRIVE, SUITE 30
HOMESWOOD - ALABAMA 35209
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on APRIL 27, 2022
\$ 200.00 Application fee* received on APRIL 28, 2022 by receipt # 321392
Application reviewed by Subdivision Administrator on _____
NPD Calculation: Completed by: HANNAH SMITH N/A: MARCH 18, 2022
Application approved by Subdivision Administrator on _____
Action taken by Planning Commission (if applicable) _____
* \$200 resurvey fee \$100 for Combining lots

1. All easements shown on this map are for public utilities, sanitary sewers, storm sewers, storm ditches and may be used for such purposes to serve the property both within and without the subdivision unless otherwise shown;
2. Flood Note: Property is located in Zone "X" according to the Flood Insurance Rate Map, Map Number 01073C0557J, Panel 557 of 755, effective September 24, 2021.
3. Purpose of Resurvey is to create two lots from previously platted one lot;
4. Site is zoned as NPD (Neighborhood Preservation District); setbacks: front setback is based on houses within 100 feet of site and no closer than 25 feet; side setback=10';

I, _____, A Notary Public in and for said
county and state do hereby certify that Sharon Well, whose name is signed to
the foregoing as Owner and who is known to me acknowledged before me on
this date that after being informed of said certificate he executed the same
voluntarily and with full authority therefore. Given under my hand and seal this the
_____ day of _____, 2022.

PLANNING COMMISSION ON _____ 2022

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.

The undersigned, Rowland Jackins, Registered Land Surveyor in the State of Alabama, and Steven Weil and Sharon Weil, Owners, hereby state that this plat or map was made pursuant to a survey by said surveyor and that said survey and this plat or map were made at the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known as Well Resurvey, showing the subdivision into which it is proposed to divide said lands, giving the length and the angles of the boundaries of each lot and its number, showing the streets, alley and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, showing the relation of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owners further certify that they are the owners of said property and that the property is not subject to any mortgage:

I, _____, A notary Public in and for said county and state do hereby certify that Rowland Jackins, whose name is signed to the foregoing as Surveyor and who is known to me acknowledged before me on this date that after being informed of said certificate he executed the same voluntarily and with full authority therefore. Given under my hand and seal this the _____ day of _____ 2022.

I, _____, A notary Public in and for said county and state do hereby certify that Steven Wall, whose name is signed to the foregoing as Owner and who is known to me acknowledged before me on this date that after being informed of said certificate he executed the same voluntarily and with full authority therefore. Given under my hand and seal this the _____ day of _____, 2022.

Owner: Steven & Sharon Weil
1780 Murray Hill Road
Homewood, Alabama 35216
(205) 529 - 3354

Surveyor: Rowland Jackins, License No. 18399,
Jackins, Butler & Adams, Inc.
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209
(205) 870 - 3390

Being a Resurvey of Lot 12, Lake Drive Estates,
recorded in Map Book 29, Page 25, in the Office of
the Judge of Probate, Jefferson County, Alabama;
and located in a Portion of the South Half of
Section 24, Township 18 South, Range 3 West,
Jefferson County Alabama; City of Homewood;

Scale: 1 Inch = 20 Feet April, 2022



JACKINS, BUTLER & ADAMS, INC.
SURVEYING—GEOLOGY
3340 Independence Drive, Suite 30
Birmingham, Alabama 35209
(205) 870-3390

Drawine 2

LEGAL DESCRIPTION:

Lot 12, Lake Drive Estates, as recorded in Mapbook 29, Page 25, in the Probate Office of Jefferson County, Alabama;

CERTIFICATE

I hereby state that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

April 27, 2022

Date _____

Rowland / address, Ala. PLS No. 18399



BOUNDARY AND ASBUILT SURVEY

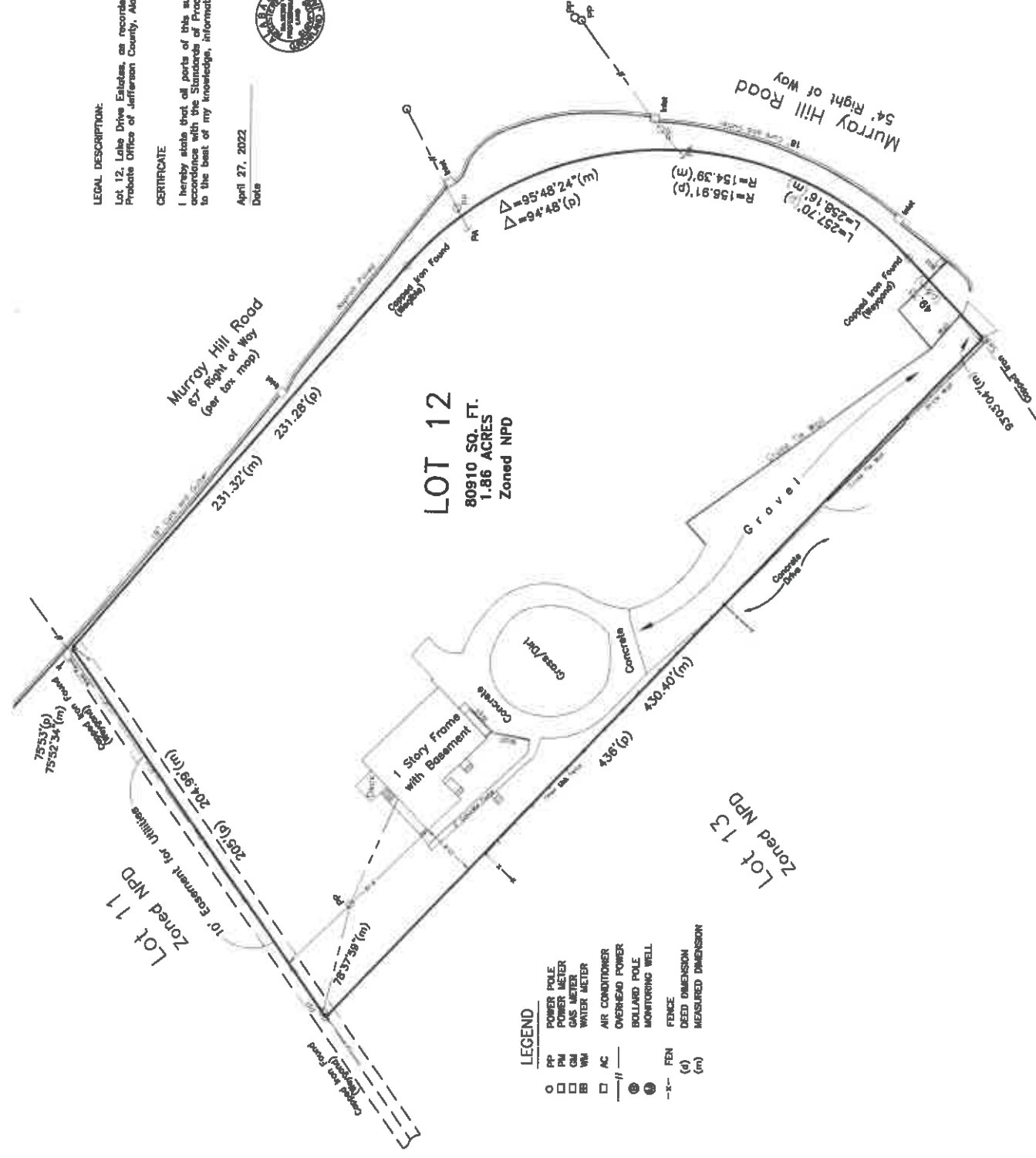
1784 MURRAY HIGH ROAD

In A Portion of the South Half of
Section 24, Township 18 South, Range 3 West,
Jefferson County, Alabama

Scale: 1 inch = 20 Feet March 2022

JACKSON, BUTLER & ADAMS, INC.
SURVEYING-GEOLGY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209

FILE S-1581/21-A Drawing 1



CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT
2850 - 19th STREET SOUTH -4th Floor
HOMEWOOD ALABAMA 35209

PATRICK MCCLUSKY
MAYOR

PHONE - 205-332-6833
FAX -205-332-6955

CALE SMITH
DEPARTMENT HEAD

Memorandum

To: General Public

From: Hannah Smith

Date: March 18, 2022

RE: NPD for 1784 Murray Hill Rd
Parcel ID# 29-00-24-4-001-004.000

Removed largest (1802) and the smallest
(1797) as they are outside the norm.

NPD Calculations for above address are as follows:

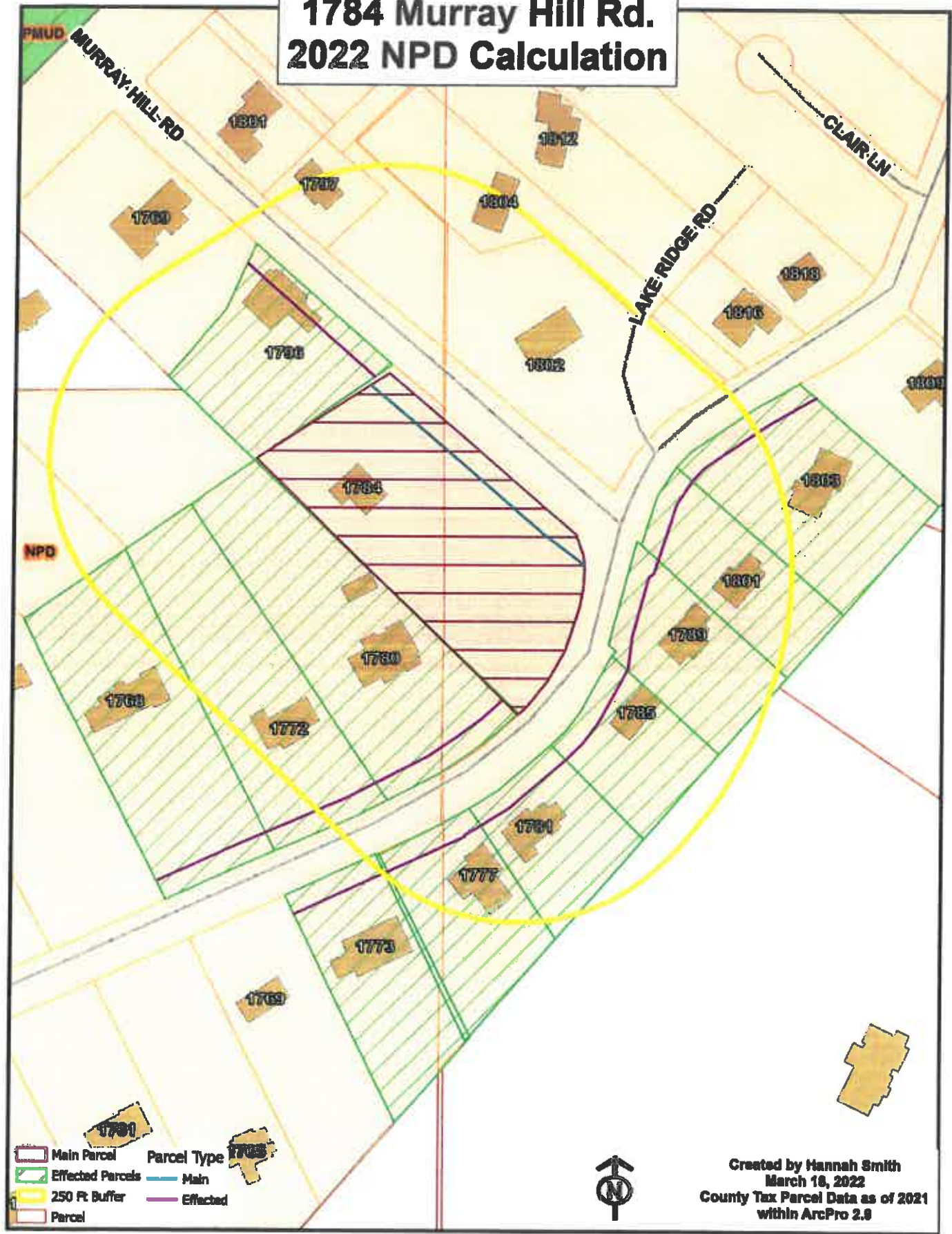
Impact Area	409,211 square feet
Number of Homes	11
Average Developed Density	37,201 square feet
Average Lot Width at Building Line	146 feet

The subject lot was calculated as 77,137 +/-square feet with a lot width of 337 feet.

This lot DOES meet the lot area minimum nor meet the lot width minimum under NPD regulations.
It COULD be subdivided. Each lot would need an area of 37,201 square feet and a
lot width of at least 146 feet upon agreement with City Boards.

PLEASE NOTE THAT THE CALCULATIONS PRESENTED ABOVE WERE OBTAINED FROM A TAX
MAP AND AN ACTUAL SURVEY OF THE PROPERTY MAY REVEAL SUBTLE NUMERICAL
DIFFERENCES IN LOT SIZE THAT WOULD AFFECT ALL CALCULATIONS PRESENTED HEREIN.

**1784 Murray Hill Rd.
2022 NPD Calculation**



CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

Patrick McClusky, Mayor

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

Cale Smith, PE, Direc

Planning Commission
PUBLIC HEARING NOTICE

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at **6:00 P.M., on Tuesday, June 7, 2022**. 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:

G. Rowland Jackins (Surveyor)

for a proposed subdivision plat of land owned by:

Steven & Sharon Weil

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

1784 Murray Hill Road

Parcel: 29-00-24-4-004-001.000


The proposal consists of a RESURVEY

Purpose:

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

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 31, 2022, 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 22-06-03

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 choose to view the meeting via Zoom, please follow the instructions below:

1st Option:

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

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1ION2MxWnpVWk5pcUFMdz09>

(If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app)

2nd Option:

Join through the app if you already have the Zoom app downloaded

Meeting #: 883 5766 5513

Passcode: 514257

3rd Option:

Dial in by phone: 312-626-6799

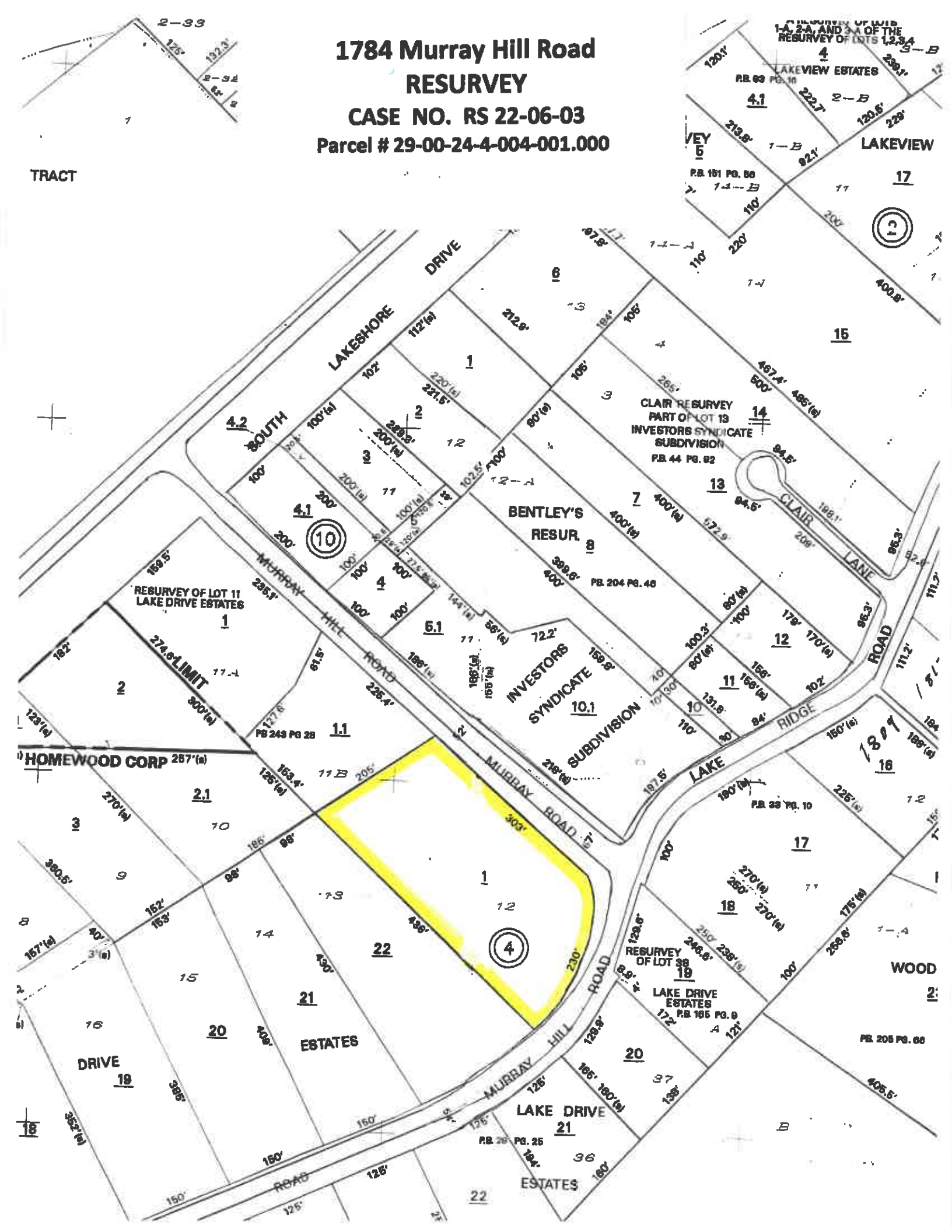
Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary to the Planning Commission at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website (cityofhomewood.com) several days before the 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.

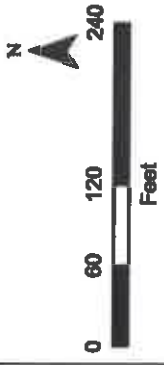
**1784 Murray Hill Road
RESURVEY
CASE NO. RS 22-06-03
Parcel # 29-00-24-4-004-001.000**

TRACT



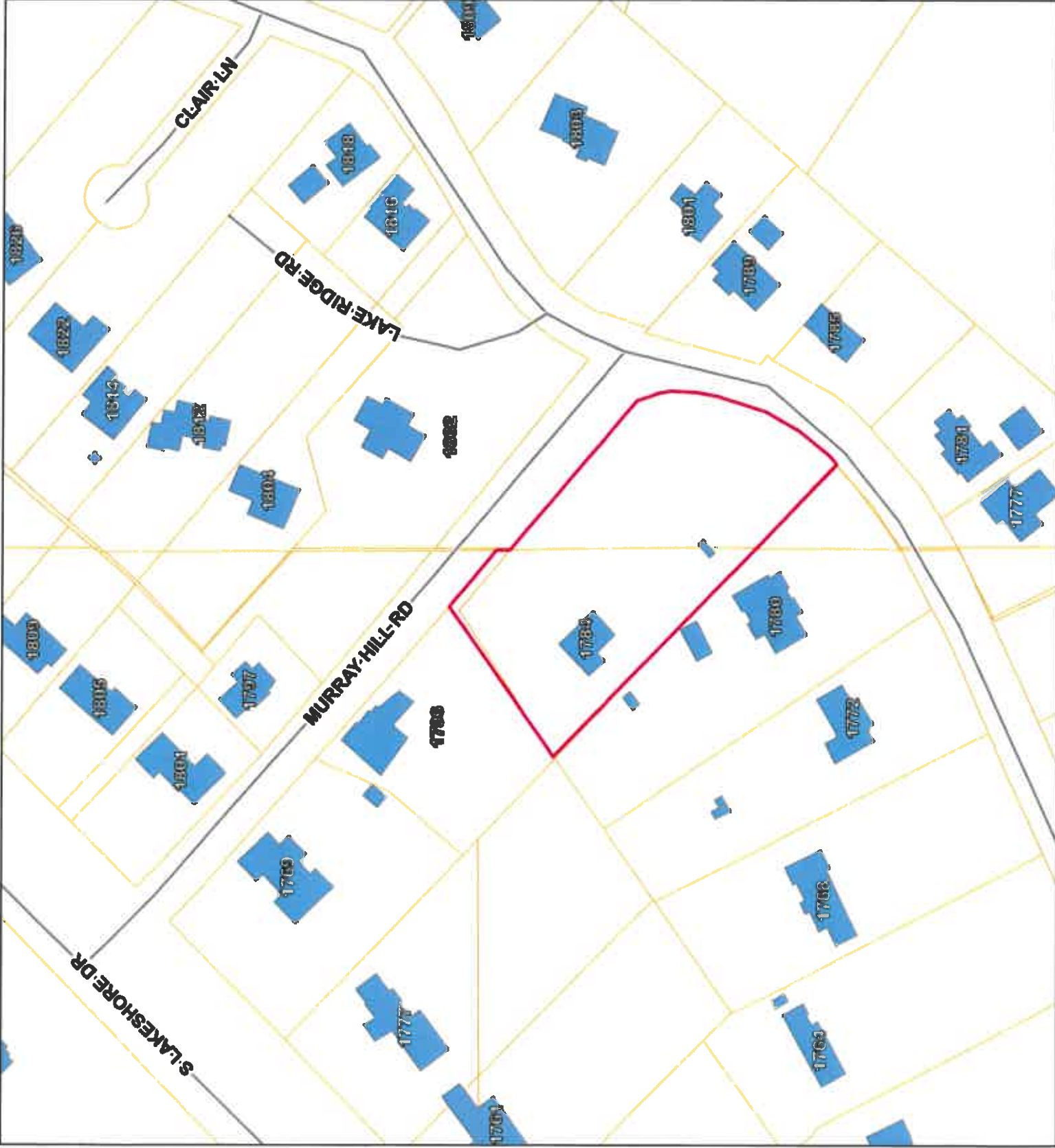
City of Homewood
PC Case Map
1784 Murray Hill Rd
RS 22-06-03
Vicinity Map

- Parcels
- Subject Property
- Building Footprints 2021

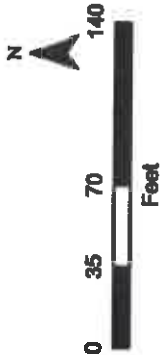


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