

Agenda
Homewood Planning Commission
Tuesday, July 5, 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

Jennifer Andress

Winslow Armstead

Brandon Broadhead

Patrick Harwell

John Krontiras

Giani Respinto

Paige Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - June 7, 2022**
- 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 June 7, 2022 Meeting

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

VI. New Business

None

VII. Adjournment

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

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

1. Name of development: Belmont 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: Belmont Family Properties, LLC, - -
 Phone: _____
 Address: 505 Cobb Street
6. Owner: Belmont Family Properties, LLC
 Phone: _____
 Address: 505 Cobb Street
7. Attorney or authorized agent: _____
 Phone: _____
 Address: _____
8. Engineer: Live Oak Engineering, LLC
 Phone: _____
 Address: 2509 7th Ave S, Birmingham, AL 35233
9. Surveyor: Ray and Greenland
 Phone: _____
 Address: 122 North Calhoun St Sylacauga, 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

Signature of applicant: _____

Signature of authorized agent or attorney: _____

Signature of authorization by owner: _____

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



EVERY GREAT OAK STARTS AS A SEED

April 13, 2022

City of Homewood
285019th Street S
Homewood, AL 35209

RE: Belmont Family Properties, LLC (Big #1 Motorsports)
505 Cobb St
Homewood, AL
Re-zoning Application
Live Oak Project# 219-1

City of Homewood,

Belmont Family Properties, LLC owns and operates Big #1 Motorsports located at 505 Cobb Street is requesting master plan approval within the GURD zoning district to add an addition to the front of the existing storefront. This additional would be 200 LF x 20 foot deep for a total of 4,000 sf. Additionally, the asphalt area in the front of the site would be removed, regraded, and replaced.

This addition is requested to allow for additional showroom space as they have outgrown the current space. Additionally, this will allow for a design and construction of a much more aesthetic front building façade. Included is a copy of the proposed front elevation rendering.

The legal description is:

STATE OF ALABAMA
JEFFERSON COUNTY

LOT 1 BELMONT'S ADDITION TO HOMEWOOD AS RECORDED IN MAP BOOK 236
PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY AL.

The existing store currently produces approximately 75 trips a day by customers and 40 trips a day by employees for a total of 115 trips. The proposed improvements are not expected to increase traffic volumes but rather provide a better experience for the current customer demand.

The existing store has water, sewer, power services. The proposed addition will be served from within the existing building. The only external utility work will be the relocation / removal of the



LIVE OAK
ENGINEERING

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overhead power for the parking lot lighting and relocation of an existing sanitary sewer service line.

Please let me know if I can provide you any additional information at either 205-492-3643 or ben@liveoakengineering.com

Thank you,

Ben Watson



BIG #1 MOTORSPORTS
606 COBB ST
HOMERWOOD, AL 35208

SHEET NUMBER:
0. DOWNSHAFT

NOT FOR CONSTRUCTION

SHEET TITLE:
FINAL DEVELOPMENT PLAN

SHEET NUMBER:
C200



- SITE NOTES**
1. VERIFY ALL CITY APPROVALS HAVE BEEN OBTAINED AND NOTED ON THE PLAN.
 2. VERIFY ALL CITY APPROVALS HAVE BEEN OBTAINED AND NOTED ON THE PLAN.
 3. VERIFY ALL CITY APPROVALS HAVE BEEN OBTAINED AND NOTED ON THE PLAN.
 4. VERIFY ALL CITY APPROVALS HAVE BEEN OBTAINED AND NOTED ON THE PLAN.
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 9. VERIFY ALL CITY APPROVALS HAVE BEEN OBTAINED AND NOTED ON THE PLAN.
 10. VERIFY ALL CITY APPROVALS HAVE BEEN OBTAINED AND NOTED ON THE PLAN.

SITE DATA TABLE

PROPERTY SIZE	1.0000 ACRES
TOTAL DEVELOPMENT	1.0000 ACRES
BASELINE SIZE	17,311 SF
EXISTING BUILDING	17,311 SF
TOTAL BUILDING	17,311 SF
PARKING REQUIREMENTS	17,311 SF
PRELIMINARY	17,311 SF
1. SPACES	17,311 SF
2. SPACES	17,311 SF
3. SPACES	17,311 SF
4. SPACES	17,311 SF
5. SPACES	17,311 SF
6. SPACES	17,311 SF
7. SPACES	17,311 SF
8. SPACES	17,311 SF
9. SPACES	17,311 SF
10. SPACES	17,311 SF

CERTIFIED BY THE ENGINEER: [Signature] DATE: [Date]

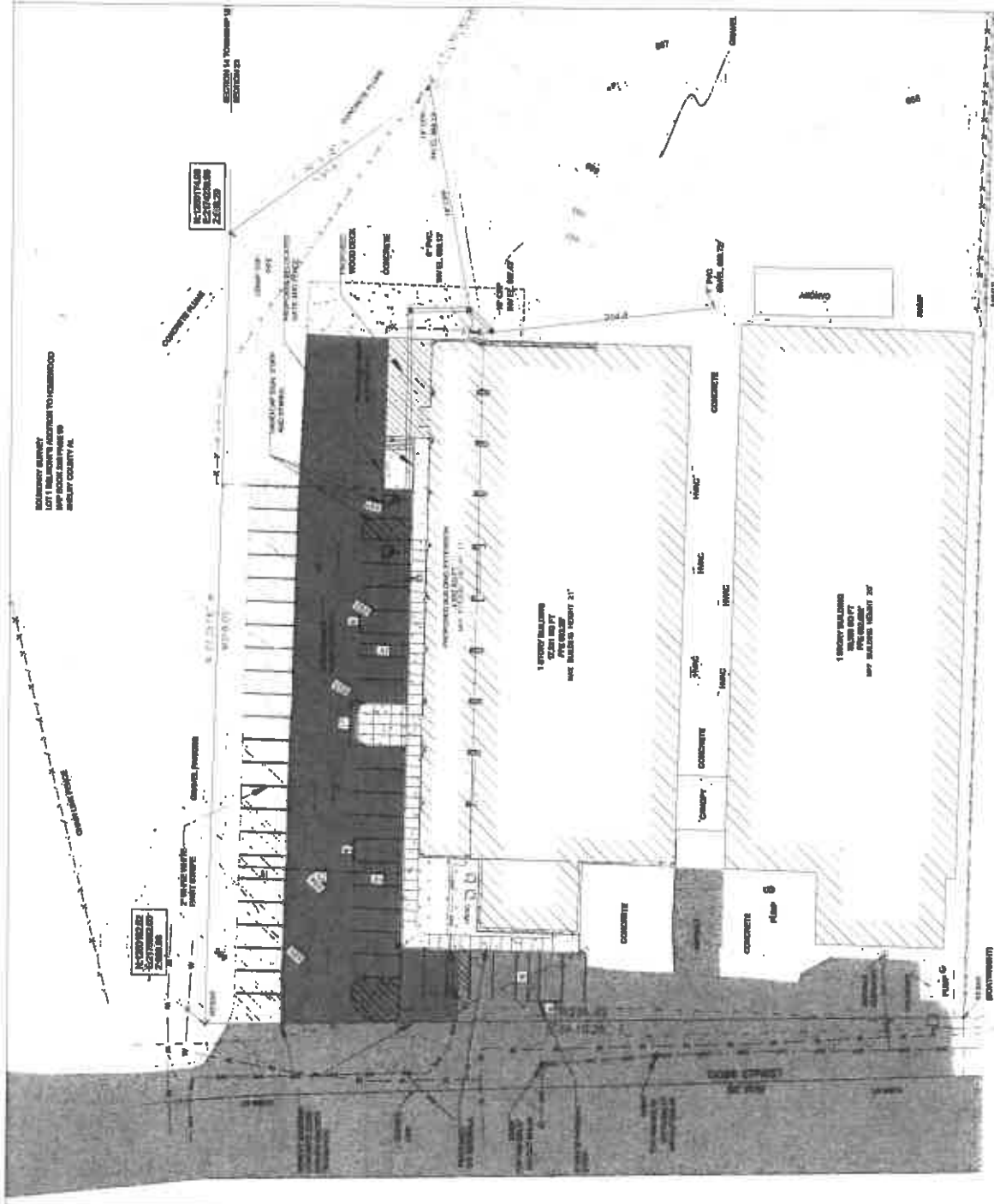
CERTIFIED BY THE CITY ENGINEER: [Signature] DATE: [Date]

CERTIFIED BY THE FIRE DEPARTMENT: [Signature] DATE: [Date]

CERTIFIED BY THE PLANNING COMMISSION: [Signature] DATE: [Date]

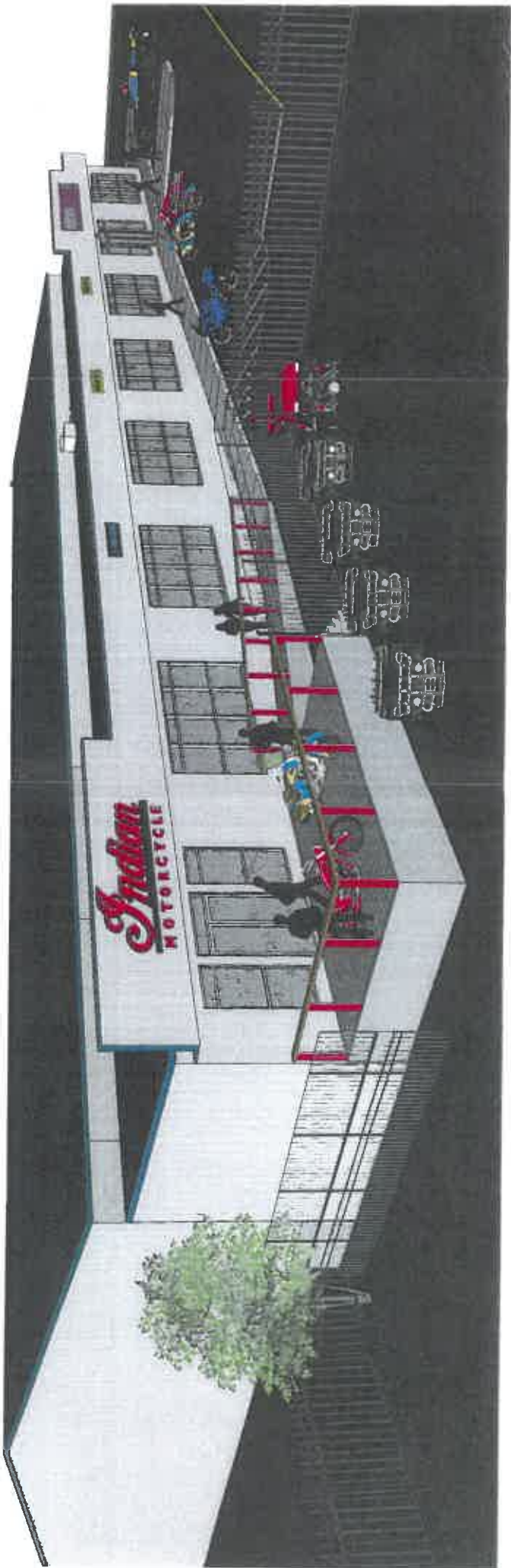
PLANNING COMMISSION CASE NO: FD 22-016-32

PLANNING COMMISSION CASE NO: FD 22-016-32



83 30' 46" E

PLANNING COMMISSION CASE NO: FD 22-016-32



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, 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:

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(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**



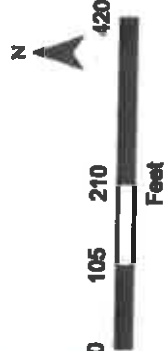
City of Homewood PC Case Map

505 Cobb St

FD 22-06-02

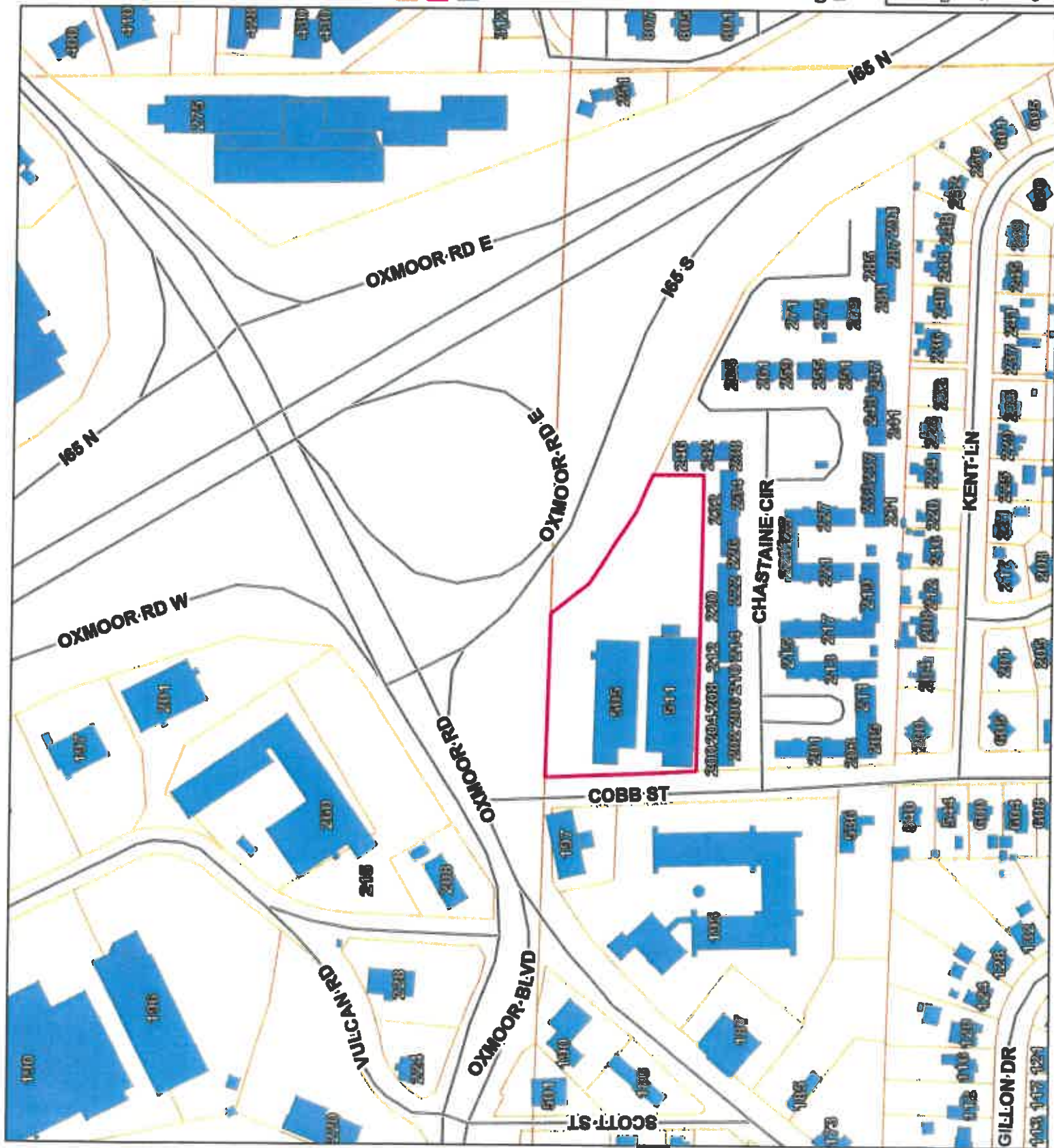
Vicinity Map

- Parcels
- Subject Property
- Building Footprints 2021



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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
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HOMWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE
CALL ZONING OFFICE TO CONFIRM ZONING.
332-6528



City of Homewood PC Case Map

505 Cobb St

FD 22-06-02

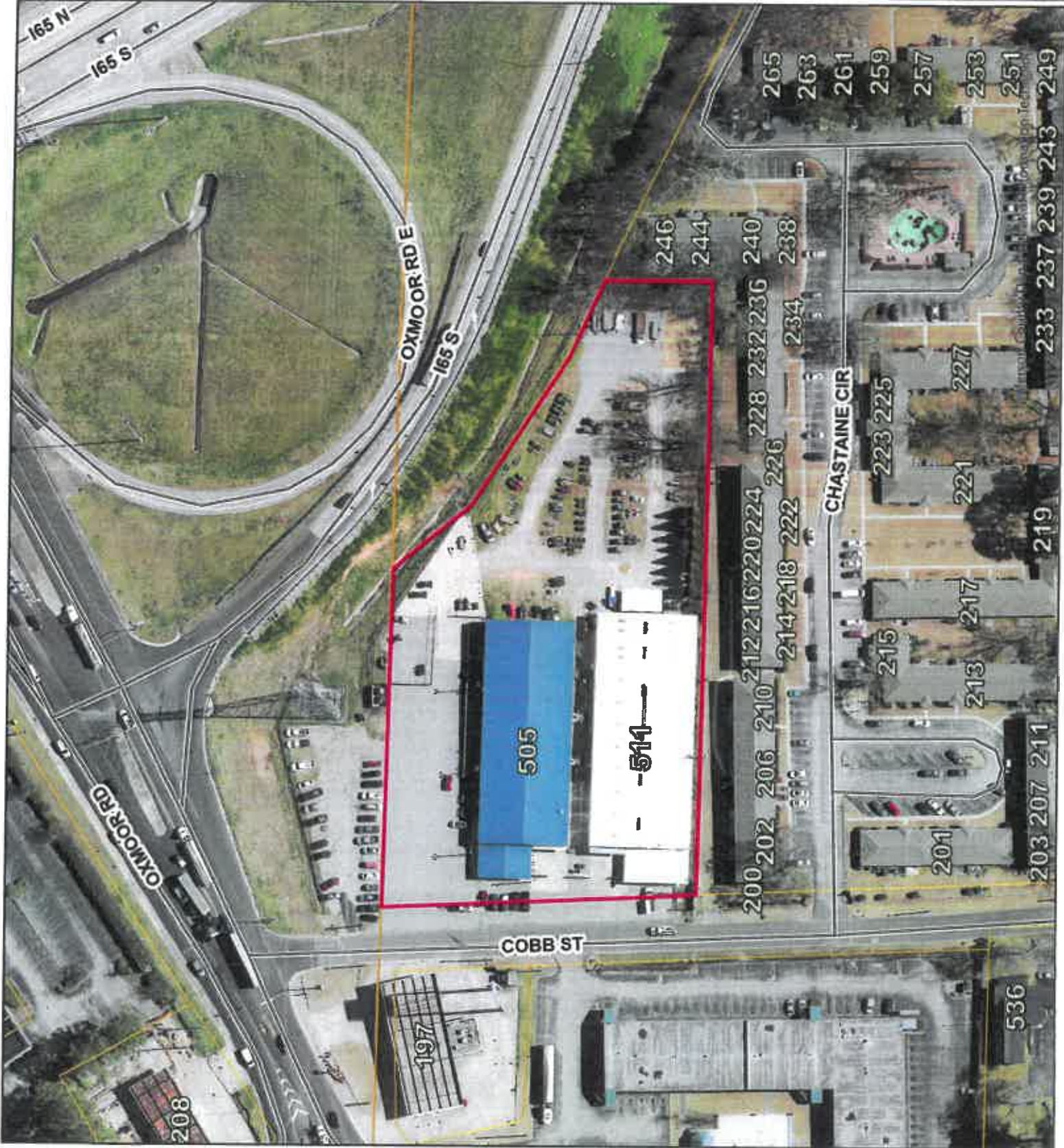
Aerial Photo

Parcels
Subject Property



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332-6028



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

