

Agenda
Homewood Planning Commission
Tuesday, July 6, 2021, 6:00 P.M. *
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209

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

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

<https://us02web.zoom.us/j/84152537305?pwd=bHhkR2F5RlRYb1I4THBkb1V5Nk05dz09>

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

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

For those items that allow public comment: If joining on-line, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

Board Members

Stuart Roberts, Chairman

Brady Wilson, Vice Chairman

Jennifer Andress

Winslow Armstead

Brandon Broadhead

Patrick Harwell

John Krontiras

Giani Respinto

Paige Willcutt

ORDER OF BUSINESS

I. Call to Order

II. Roll Call

III. Approval of Minutes - June 1, 2021

IV. Communications/Reports from Chairman & Vice Chairman

V. Old Business

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

The Agenda of the Planning Commission is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the EZ Department at (205) 332-6800.

VI. New Business

- 1. Case # RZ 21-07-01, 116 West Hawthorne Road, Applicant: All Saints Episcopal Church, Property Owner: Episcopal Diocese of Alabama:** Request to rezone a vacant residential lot from NPD (Neighborhood Preservation District) to a I-2 (Institutional District) zoning classification to permit its use as an outdoor green space with a pavilion for church related activities.

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.

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.

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

1. Date application filed: 5/21/21 Requested hearing date: JULY 6, 2021
2. Applicant: All Saints Episcopal Church (BYRON WALDO - SENIOR WARDEN)
Phone (s): (give several Phone Numbers) 205 979 8651
Address: 110 W Hawthorne Rd Homerwood AL 35209
City State Zip
3. Owner: Episcopal Diocese of Alabama
Phone(s): _____
Address: 521 20th St N Birmingham AL 35203
City State Zip
4. Attach/give a complete legal description: N. 55 feet of Lots 10, 11, & 12 EDGEWOOD PARK SUBDIVISION
Edgewood 7/112 MAP BOOK: 7 PAGE 112
5. Property location: 110 W Hawthorne Road
6. Tax Map Parcel ID Number(s): 29-00-13-1-016-007.000
7. Acreage: _____
8. Existing Zoning: NPD Existing land use: VACANT
9. Proposed Zoning: I-2 (INSTITUTIONAL DISTRICT) Proposed land use: Church/REC
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)
 - ☐ Proof of rezoning conditions (if any)

Signature of Applicant:

Signature of authorization by Owner:

[Handwritten signatures]
+ *[Signature]*
[Signature]

FOR CITY USE ONLY

\$ 250 application fee received on 5/21/21 by Receipt # 497804
Application received by: Fred Goodwin on 5/21/21

Reason to Request Re-Zone

All Saint's Episcopal Church

All Saints Episcopal Church requests re-zoning from NPD, Neighborhood Preservation District, to I-2, Institutional District to align the zoning of this property with the current zoning of All Saint's other property. The property will be developed as an outdoor green space with a pavilion for outdoor gatherings. The development will serve as a buffer between the existing Church parking lot and adjacent residential lots. The use will not generate any additional traffic volumes.



Poole & Co
architects

ALL SAINTS EPISCOPAL CHURCH | **POOLE PAVILION**



ALL SAINTS EPISCOPAL CHURCH

PATIO

LAWN

PAVILION

W HAWTHORNE RD

E HAWTHORNE RD

W LINWOOD DR







ALL SAINTS EPISCOPAL CHURCH | **POOLE PAVILION** | HAWTHORN RD VIEW (DAY)







ALL SAINTS EPISCOPAL CHURCH | **POOLE PAVILION** | INTERIOR VIEW



CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

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

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

Patrick McClusky, Mayor

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, July 6, 2021**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**. The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

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

All Saints Episcopal Church / Bryson Waldo-Senior Warden

for a proposed plat of land owned by:

Episcopal Diocese of Alabama

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

116 West Hawthorne Road

Parcel: 29-00-13-1-016-007.000

The proposal consists of a REZONE

Purpose:

Request to rezone a vacant residential lot from NPD (Neighborhood Preservation District) to a I-2 (Institutional District) zoning classification to permit its use as an outdoor green space with a pavilion for church related activities.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. The protest must be signed by the property owner making such protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on June 25, 2021, which is at least seven days before the fixed hearing date, to all owners of land located in whole or in part within 500 feet from the boundaries of the property subject to rezoning, as their names and addresses appear in the Jefferson County Tax Assessor's office.


Vicki Smith, AICP
Zoning Supervisor
PC CASE# RZ 21-07-01

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

1st Option:

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

<https://us02web.zoom.us/j/84152537305?pwd=bHhkR2F5RjRYb1I4THBkbIV5Nk05dz09>

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

2nd Option:

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

Meeting #: 841 5253 7305

Passcode #: 146842

3rd Option:

Dial in by phone: 312-626-6799

If joining on-line, for those items that allow public comments, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

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

Rezoning of residential lot from NPD (Neighborhood Preservation District) to I-2 (Institutional District) for church related uses by adjacent All Saints Episc. Ch.



City of Homewood PC Case Map

116 W Hawthorne Rd

RZ 21-07-01

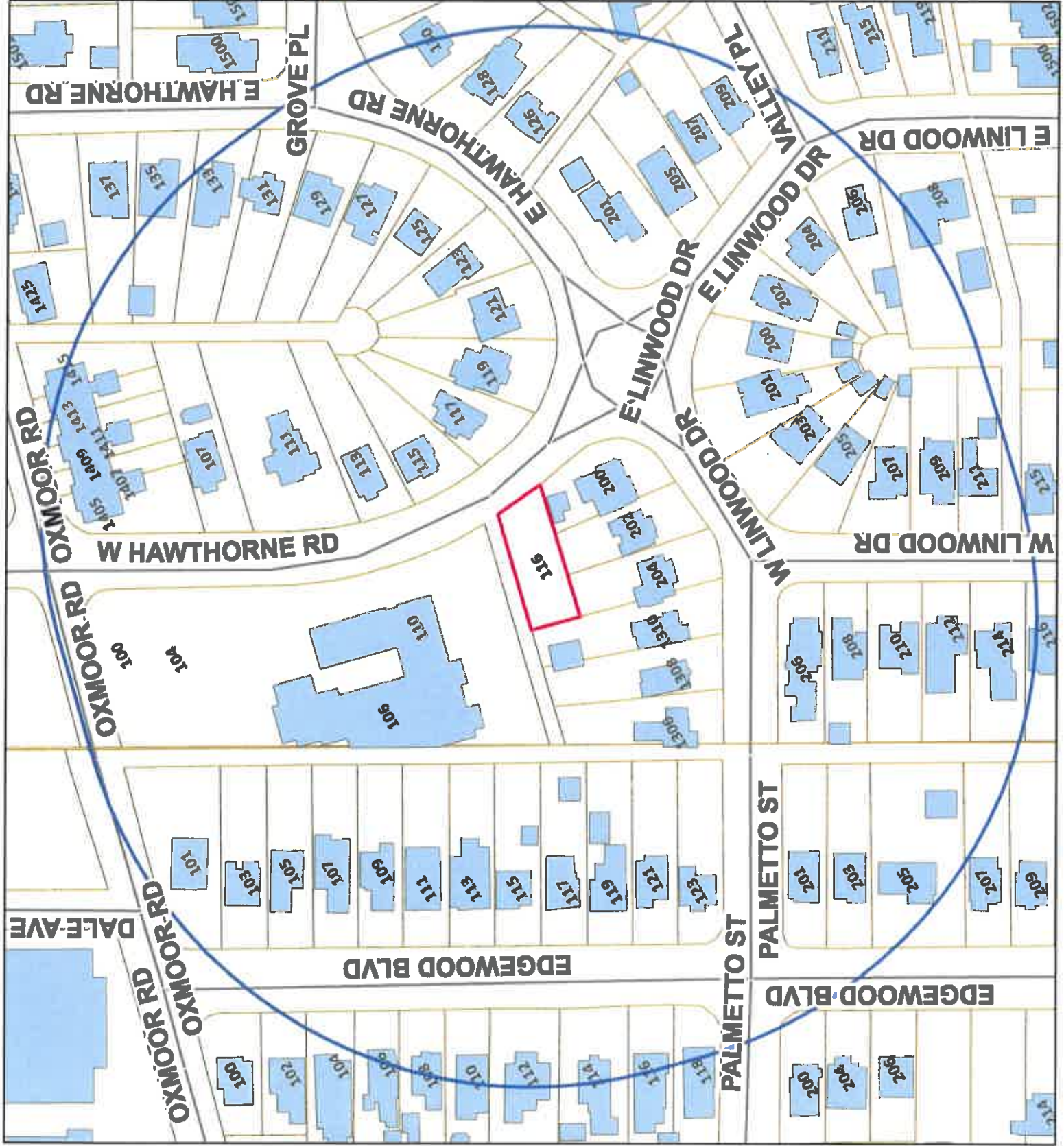
Notification Radius

- Subject Property
- Building Footprints
- Parcels
- Roadway
- 500 Ft Buffer



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 THE
ZONING OFFICE TO CONFIRM ZONING. 332-6228



City of Homewood
116 W Hawthorne Rd

RZ 21-07-01

Current Zoning

Subject Property

Zoning

NPD

I-2



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.

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



City of Homewood PC Case Map

116 W Hawthorne Rd

RZ 21-07-01

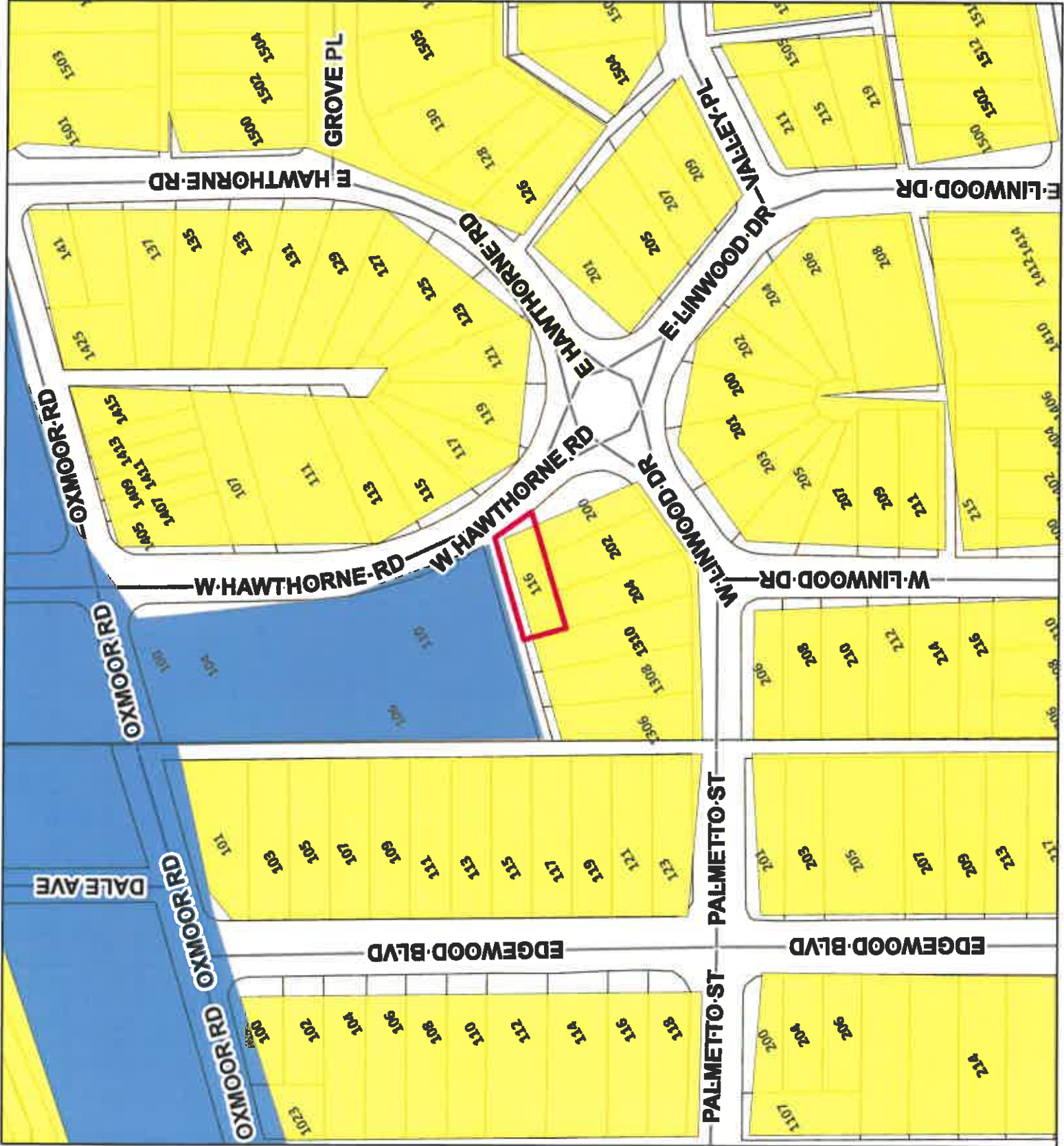
Master Plan
Future Land Use

- Subject Property
- Parcel
- Future Land Use
- Institutional
- Residential



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. 332-6628



City of Homewood
116 W Hawthorne Rd
RZ 21-07-01
Aerial Photo

Subject Property



0 15 30 60 Feet

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.
332-4628

Information: Canopy, Inc.

PALMER ST