

**Homewood Planning Commission
Agenda
Tuesday, July 8, 2025, 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 individuals 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

Winslow Armstead, Vice Chairman

Jennifer Andress

Brandon Broadhead

Patrick Harwell

Gusty Gulas

Giani Respinto

Paige Willcutt

Erik Henninger

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes – April 1, 2025 & May 6, 2025 Meetings

IV. Communications / Reports from Chairman & Vice Chairman

V. Old Business – None

VI. New Business

- 1. Case # AD 25-07-01: 124 South Pointe Drive, Parcel ID: 29-00-23-2-013-012.043, Applicant / Owner: Matthew York:** Purpose: A request to Amend the Final Development Plan for South Wood Subdivision to permit the construction of a second – story addition, comprising a total of 1,188 sq. ft., to an existing, single-story house, as well as the planned construction of an attached 10' X 10' covered porch

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.

located 14.1 ft. from the rear property line.

(To be carried over to the August 5, 2025, meeting)

2. **Case # RS 25-07-02: 198 and 200 Green Springs Highway, Parcel ID: 29-00-14-3-002-003.000, Applicant: / Owner: Green Springs Center, LLC (Park Grimmer) :** Purpose: A request for approval of a Resurvey to adjust the common boundary line between the subject lots (Lots AB & Lot C) to move it 25 ft. to the west to permit an expansion of Lot C to facilitate new commercial development

(To be carried over to the August 5, 2025, meeting)

3. **Case # AD 25-07-03: 215 Lakeshore Parkway, Parcel ID: 29-00-26-2-000-001.005, Applicant: Southern Brew Corporation / Owner: Richard Pate:** A request to Amend the Wildwood Centre South Redevelopment Plan to permit the construction of a single-story retail building, comprising a total of 722 sq. ft., as the site for a proposed 7Brew Coffee Stand, including parking, landscaping and other site improvements.
4. **Case # RS 25-07-04: 1833 29th Avenue South, Parcel ID: 28-00-07-3-029-001.000, Applicant: Michael A. Mouron / Owner: The City of Homewood:** A request to resurvey the subject property into two separate lots to facilitate the redevelopment of the property for new commercial development, as well as the site for a new public park.
5. **Case # RZ 25-07-05: 1833 29th Avenue South, Parcel ID: 28-00-07-3-029-001.000, Applicant: Michael A. Mouron / Owner: The City of Homewood:** A request to rezone the western portion of the subject property from its current zoning designation of I-2, Institution District to a C-4(a), Retail Shopping District zoning classification to permit the construction of a new restaurant; with the remaining eastern portion of the property retaining its I-2 zoning classification in support of the planned development of a new City-owned pocket park.

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.

City of Homewood

Development Plan Application

____ Preliminary

____ Final

✓ Amended124 S. Pointe Dr. Homewood, AL 35209

Parcel Address

29 00 23 2 013 012 .043

Identification Number(s)

AMENDMENT TO FINAL DEVELOPMENT
PLAN FOR SOUTH WOOD SUBDIVISION

Project Name

Project Use

Property Owner Information:

Applicant/Agent Information:

Matthew York

REDACTED

Name

Matthew York

REDACTED

Name

124 S. Pointe Dr. Homewood, AL 35209

Address

124 S. Pointe Dr. Homewood, AL 35209

Address

m

REDACTED

Email

my

REDACTED

Email

1

REDACTED

Phone Number

-

REDACTED

Phone Number

FOR CITY USE ONLYApplication received by FRED GOODWIN on MAY 23, 2025\$ 100.00 Application fee* received on MAY 25, 2025 by receipt # 1

Application reviewed by Subdivision Administrator on _____

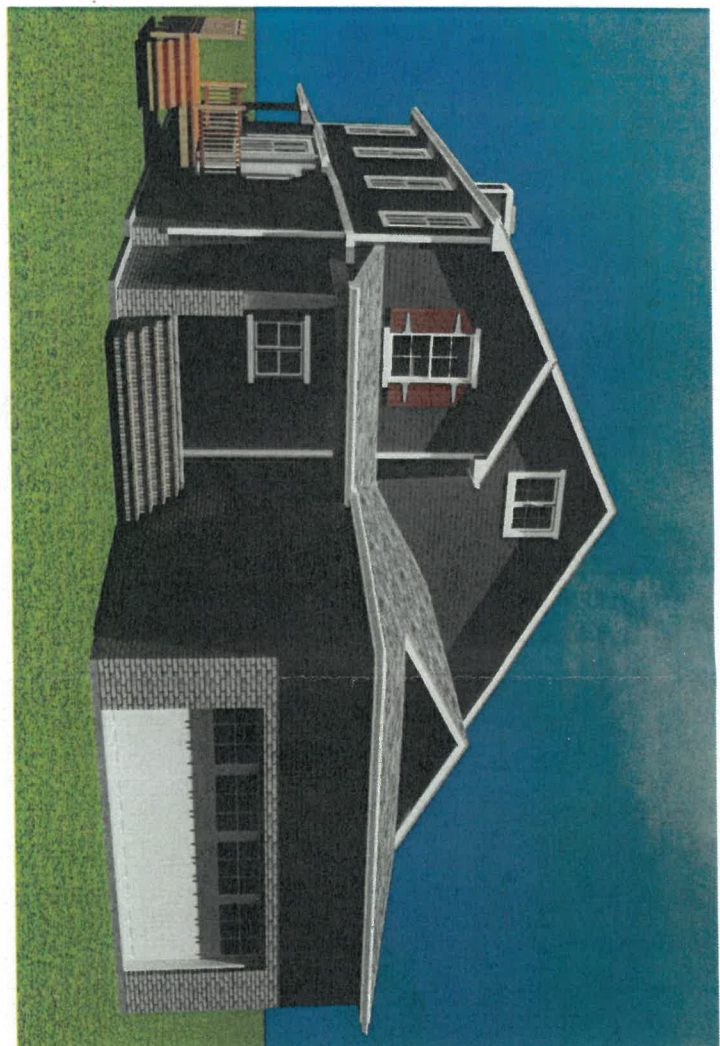
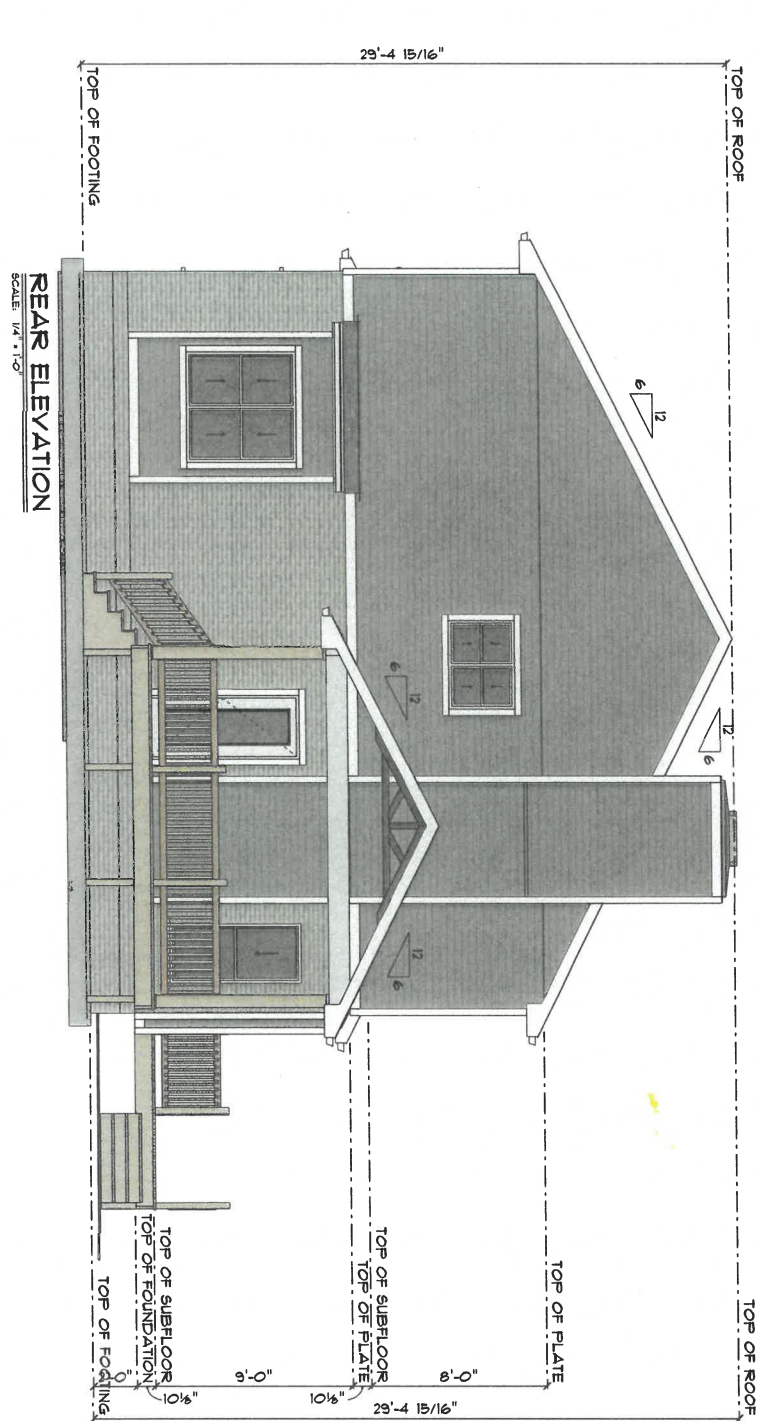
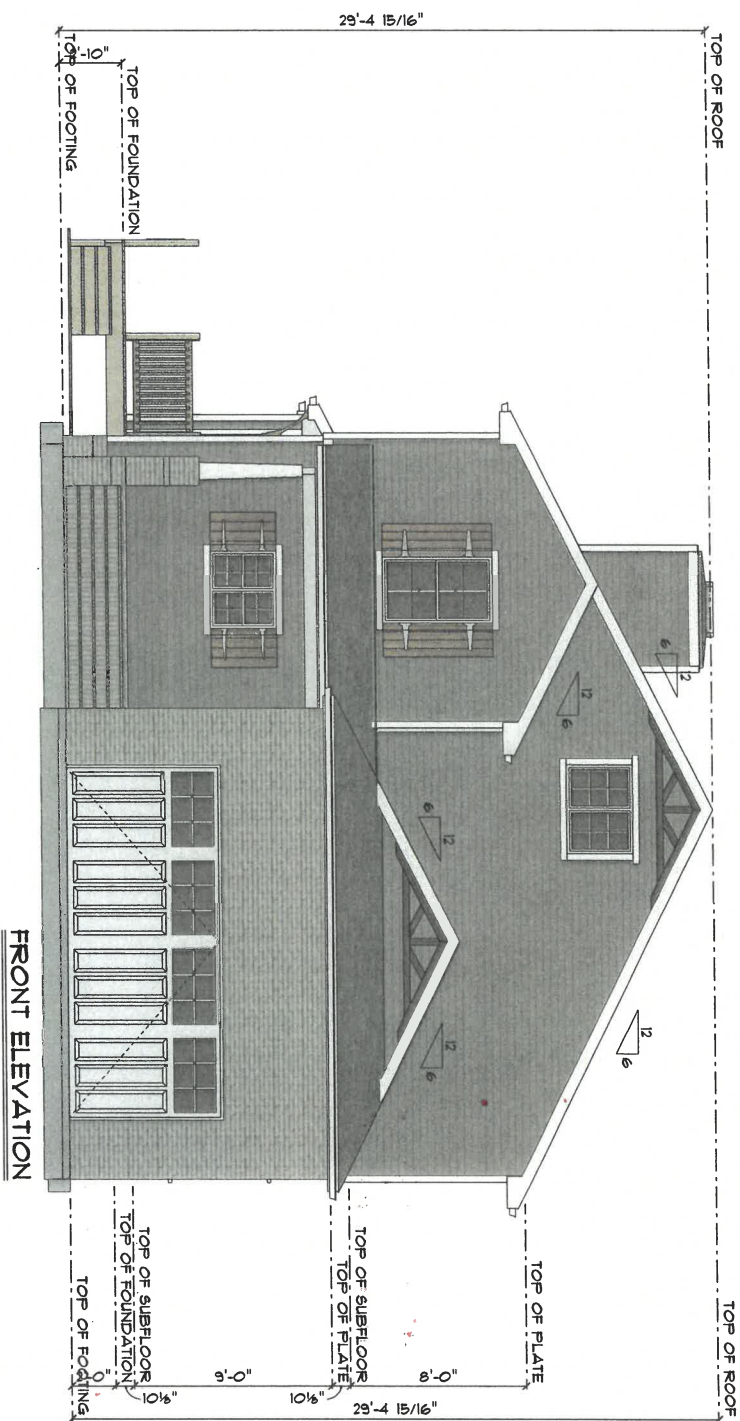
NPD Calculation Completed by: _____ N/A: _____

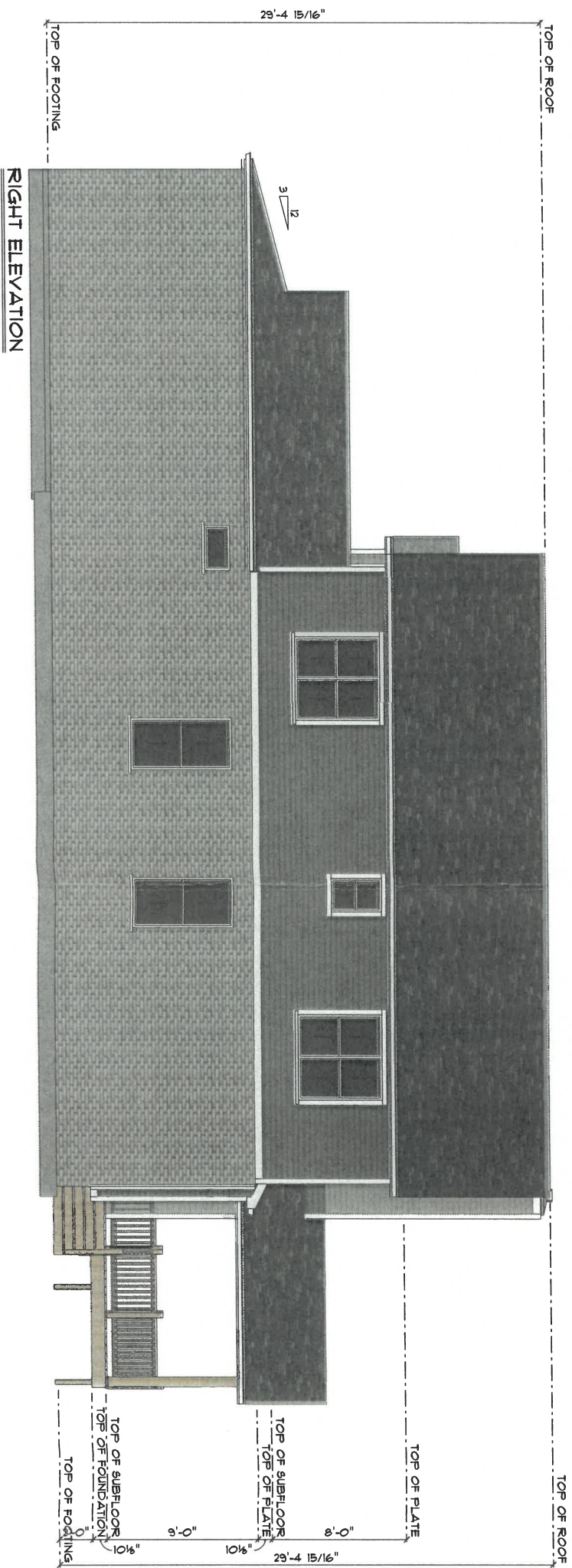
Application approved by Subdivision Administrator on _____

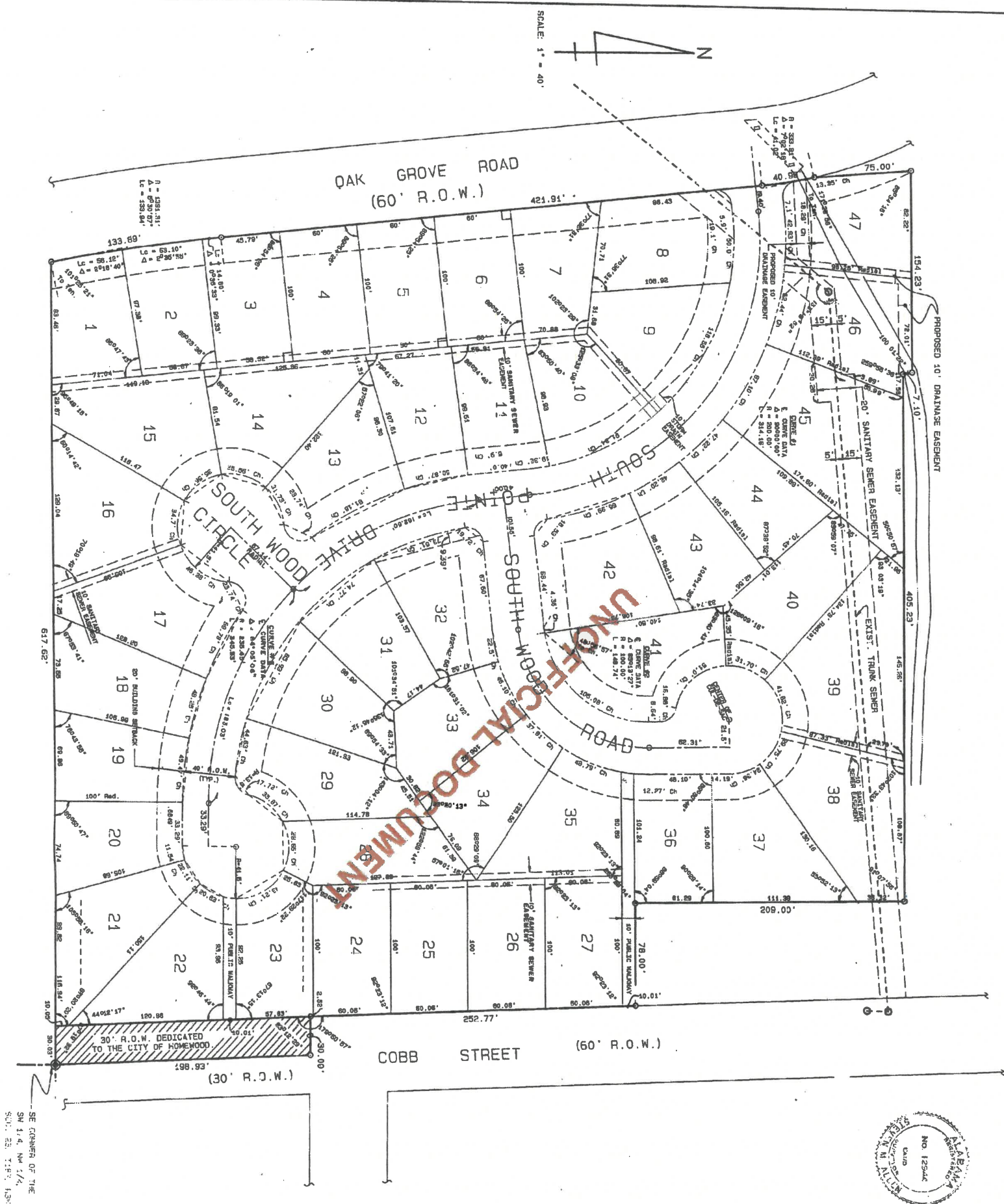
Action taken by Planning Commission (if applicable) _____

Applicant(s) certifies reading this page.

Applicant(s) initials: my







STATE OF ALABAMA
COUNTY OF JEFFERSON

[illegible]

Dated: April 13, 1987

By: Steven M. Allen
Steven M. Allen SURVEYOR

AL Reg. C.S. No. 12944

(STATE OF ALABAMA
JEFFERSON COUNTY)

Michael Simeneth
Michael Simeneth, President
South Pointe Properties
C. Whit Walker, Vice President
Alabama Federal Savings & Loan Association

1. Subscribed _____, as Notary Public in and for said County and State do hereby certify that _____, a citizen of the United States, and whose name is known to me, acknowledged before me, on this _____ day of _____, 19____, that after having been duly informed of the contents of said _____, he executed same voluntarily as such _____ and with full authority therefor.

Given under my hand and seal this _____ day of _____, 19____.

STATE OF ALABAMA

By: Nancy Neal Williams
Notary Public
My Commission expires: 10-24-90

JEFFERSON COUNTY)
I, ~~W. H. H. H. H. H.~~, as Notary Public in and for said County and State do hereby certify that Michael Simentelli as President of South Pointe Protective Inc., whose name is signed to the foregoing petition, has been duly elected to the office of Notary Public in and for said County and State and has been duly informed of the contents of said certificate, he executed same voluntarily as such officer and with full authority thereto.
Given under my hand and seal this 1st day of April, 1907.

April, 1907.

BY: Henry A. Brundage
Notary Public
My Commission expires: June 2, 1990

(STATE OF ALABAMA
JEREBSON COUNTY)

I have been under my head and seal this 16th day of March 1897.

date: 1987

By James A. Brundage
Notary Public
My Commission expires: June 3, 1990

2

RESOLUTION: 87-15

Be it resolved by the Mayor and the City Council of the City of Homewood, Alabama, that the ascent of this City's body to, and the same heretofore is given to the dedication of the streets, alleys and public grounds on this plat, of a parcel of land owned by Michael Smittell, as President of South Pointe Properties, Inc., an OKC corporation, has been and has been exhibited to this Council, said plat or may be further identified by a certified or approved of this Council, signed by the City Clerk, as shown later in street, alley or public grounds shown on a plat or map of impasse liability upon the City of Homewood, for the upkeep of same.

And the Mayor and City Clerk of the City of Homewood, Alabama, hereby certify that foregoing to be a true and correct copy of the resolution of the Mayor and City Council of the City of Homewood, Alabama, have duly adopted at a meeting of said Council on this the 22nd day of October, 1987.

APPROVED BY: [Signature]
ATTY General / Chairman Homewood

Planning Commission

APPROVED BY :  Robert M. Griffiths - City Clerk

Date 5/5/87

SOUTH WOOD SUBDIVISION

A SINGLE FAMILY SUBDIVISION LYING IN THE SW 1/4, NW 2/4, SEC. 23, T18S, R24W, JEFFERSON COUNTY, ALABAMA.

DATE: APRIL, 1987

SCALE: 1" = 40'

DEVELOPED BY:
SOUTH POINTE PROPERTIES, INC

BIRMINGHAM, ALABAMA

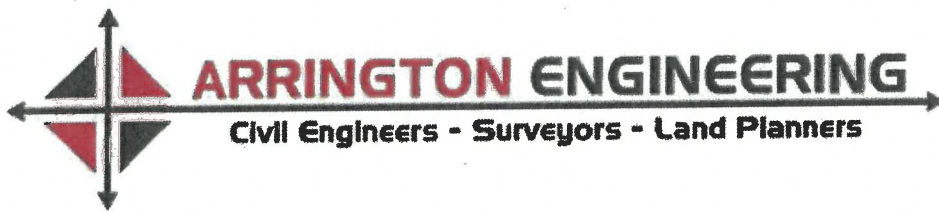
PREPARED BY:
LUCAS ENGINEERS, INC.
BIRMINGHAM, ALABAMA

TERESA M. LUCAS, P.E.	REG. NO. 14155
BOBBY NOLEN, L.S./P.E.	REG. NO. 12759

BOBBY NOLEN, L.S./P.E. REG. NO. 12759

1981/MAY 26 AM 9 32
1100 Brook 153 Page 10

374284



Office: 205-985-9315
Fax: 205-985-9385
2032 Valleydale Rd. Suite C
Birmingham, AL.35244
www.arringtonengineering.com

May 22, 2025

TO: Wyatt Pugh
Building Director
City of Homewood, Alabama

Reference: 124 South Pointe Drive, Homewood AL

I, K. Scott Vaughn, engineer, registered in the State of Alabama, and being familiar with the study of hydrology, hereby certify that I have made an evaluation of the stormwater effects the improvements currently planned at this address might have on properties downstream.

Due to the minimal increase in impervious area associated with the proposed improvements, this property will NOT significantly increase stormwater peak flows downstream provided the improvements are constructed in accordance with the Existing Conditions Survey and Site Plan revised May 22, 2025 for the above stated addressed prepared by Arrington Engineering.

Sincerely,



K. Scott Vaughn

K. Scott Vaughn, P.E.
Principal Engineer
Arrington Engineering and Land Surveying, Inc.

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Alex Wyatt, 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, July 8, 2025**. 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:

Matthew York

for a proposed subdivision plat of land owned by:

Matthew York

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

124 South Point Drive

Parcel: 29-00-23-2-013-012.043

The proposal consists of an AMENDED DEVELOPMENT PLAN

Purpose:

A request to Amend the Final Development Plan for South Wood Subdivision to permit the construction of a second-story addition, comprising a total of 1,188 sq. ft., to an existing, single-family house, as well as the planned construction of an attached 10' X 10' covered porch located 14.1 ft. from the rear property line.

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such a protest, and only one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before July 1, 2025, which is at least seven days before the fixed hearing date, to all property owners located within 500 ft. of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # AD 25-07-01

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.

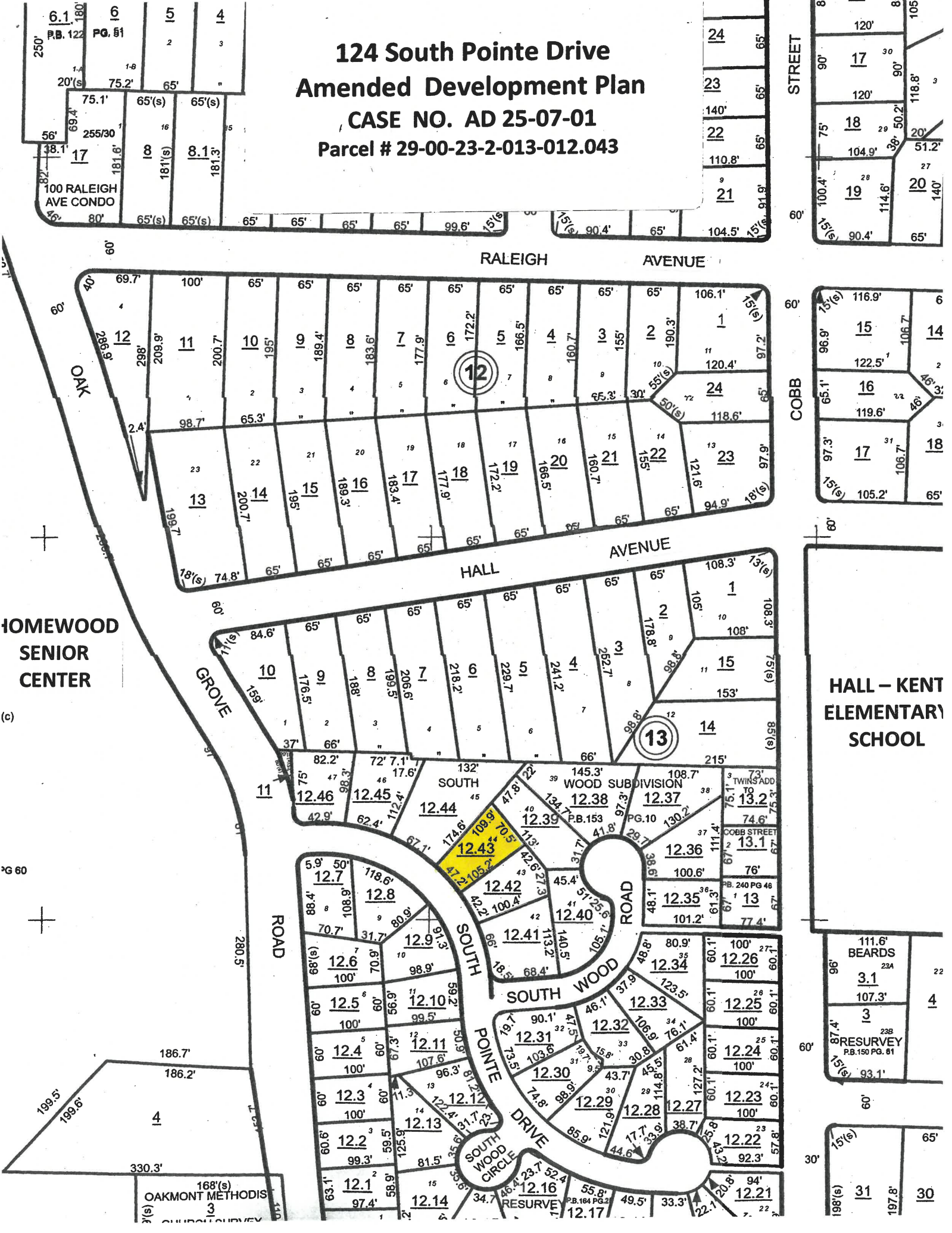
If you would like to view the live stream for this meeting, you will find the "Live Stream" link on our website (www.cityofhomewood.com) on the home page, or you can connect directly via: www.cityofhomewood.com/live-stream.

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 refer to 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 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.

124 South Pointe Drive
Amended Development Plan
CASE NO. AD 25-07-01
Parcel # 29-00-23-2-013-012.043



City of Homewood
PC Case Map
 124 S Pointe Dr.
 AD 25-07-01
 Vicinity Map

-  Subject Property
-  Building Footprint
-  Building Shadow
-  Parcels



0 25 50 100 US 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.



Current Zoning

Parcels

WHD

US Feet

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124 S POINTE DR - STREET VIEW




City of Homewood
PC Case Map
124 S Pointe Dr.

AD 25-07-01

Aerial Photo

 Subject Property
 Parcels



0 5 10 20
 US Feet

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Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 1833 29th Avenue South, Homewood, AL 35209

Date application filed: May 5, 2025 Vacant lot(s)? No

Subdivision location: SE 1/4 OF SEC. 7, TOWNSHIP 18 SOUTH, RANGE 2 WEST

Tax map Parcel I.D. Number(s): 28 00 07 3 029 001.000

Acreage: .53 (23,450 SF) Number of proposed lots: 2

Current Zoning: I-2 (INSTITUTIONAL DISTRICT) Proposed land use: C-4(a) COMMERCIAL / RESTAURANT
PUBLIC PARK - INSTITUTIONAL

Activity requested by applicant: (please check as applicable)

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

Combine Property: _____ Other: _____

Applicant: Michael A. Mouron Owner: City of Homewood

Phone: 205-949-3848 Phone: _____

Address: 402 Office Park Dr., Suite 150 Address: 2850 19th Street South

Birmingham, AL 35223 Homewood, AL 35209

City State Zip City State Zip

REDACTED

REDACTED

Signature of Applicant

Signature of Owner (GLEN ADAMS - CITY MANAGER)

Registered Land Surveyor: ROBERT F. WEIMORTS, JR. / ENGINEERING DESIGN TECHNOLOGIES

Phone: (205) 942-8630

Address: 215 19TH STREET NORTH, SUITE 201

BIRMINGHAM AL 35203

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on MAY 5, 2025

\$ 200.00 Application fee* received on 5/5/2025 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

FINAL PLAT

PREPARED BY:

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

PREPARED BY:



Sign of Quality

ENGINEERING DESIGN
TECHNOLOGIES, INC.

215 19th Street North, Suite 201
Birmingham, AL 35203
office 205.942.8650
www.EDTinc.net

- SITE ADDRESS: 1833 29TH AVENUE SOUTH**
JULY 2025

OWNER CITY OF HOMEWOOD	NOTARY PUBLIC MY COMMISSION EXPIRES
---------------------------	--

29TH AVENUE SOUTH
(VARIABLE RIGHT OF WAY)

(VARIABLE RIGHT OF WAY)

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

APPROVED FOR RECORDING BY HOMEWOOD PLANNING COMMISSION

CHAIRMAN

SECRETARY

ZONING ADMINISTRATOR

CASE NO. RS 25-07-04

NOT OFFICIAL DOCUMENT
FOR REVIEW ONLY

ROBERT F. WEIMORTS, JR, PLS AL REG # 23008

(NOTARIZED)

Field Survey: May 19, 2025
Date of Map: June 24, 2025

TOPOGRAPHIC & BOUNDARY SURVEY
DOWNTOWN HOMEWOOD POLICE STATION
CITY OF HOMEWOOD

Sign of Quality

ENGINEERING DESIGN
TECHNOLOGIES, INC.
215 19th Street North, Suite 201
Birmingham, AL 35203
Office 205.942.8630
www.EDTinc.net

0 20 40

SCALE: 1" = 20'

PROPERTY LINE

EX ASPHALT PAVING

EX CONE PAVING

EX WATER

EX OVERHEAD ELECTRIC

EX UNDERGROUND POWER

EX COMM (LINES)

EX SANITARY SEWER

EX GAS

EX DRAINAGE SEWER

EX CONTOUR

EX FIRE HYDRANT

EX WATER VALVE

EX WATER METER

EX POWER MANHOLE

EX POWER POLE

EX ELECTRICAL BOX

EX TELECOMM BOX

EX SIGNAL POLE

EX LIGHT POLE

EX SANITARY MANHOLE

EX GAS METER

EX GAS VALVE

EX DRAINAGE MANHOLE

EX BOLLARD

EX SIGN

GENERAL NOTES

1. TYPE OF SURVEY - THIS IS A TOPOGRAPHIC SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF AN ALABAMA REGISTERED LAND SURVEYOR. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF LOCATING AND Delineating ALL VISIBLE IMPROVEMENTS AND TOPOGRAPHIC FEATURES WITHIN THE AREA.
2. BEARINGS AND DATA - BEARINGS ARE BASED ON "GRID NORTH" IN ACCORDANCE WITH THE STATE PLANE COORDINATES FOR THE STATE OF ALABAMA, ZONE WEST, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83).
3. OVERHEAD AND SUBSURFACE FEATURES - SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON GIS MAPS PROVIDED BY LINE LOCATING SERVICES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED OR DEPICTED. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SHOWN SINCE THE DATE OF THE FIELD VISIT. NOTICE IS HEREBY GIVEN THAT THE APPROPRIATE UTILITY LOCATION SERVICE (E.G. "ONE CALL", "CALL 811" OR "CALL BEFORE YOU DIG") SHOULD BE NOTIFIED FOURTY-EIGHT (48) HOURS IN ADVANCE OF ANY EXCAVATION AT THIS SITE.
4. CEMETERIES, TREES AND SIGNIFICANT OBSERVATIONS - THIS SURVEYOR DID NOT OBSERVE VISIBLE EVIDENCE OF BURIAL GROUNDS OR CEMETERIES ON THE SURVEYED SITE AND NO INFORMATION AS TO THE EXISTENCE OF SUCH HAS BEEN PROVIDED TO THIS SURVEYOR.
5. TITLE REPORT - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED IN THIS SURVEY.
6. SCALED DATA - ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. IN ADDITION, SOME FEATURES HAVE NOT BEEN DRAWN TO SCALE. THIS SURVEY IS ESPECIALLY TRUE WITH REGARD TO FENCES AND OTHER FEATURES CLOSE TO BOUNDARY LINES. THESE FACTORS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
7. DATES, SIGNATURE AND SEAL - THE DATE OF THE FIELD SURVEY IS THE LAST TIME THAT EITHER FIELD OR OFFICE PERSONNEL WERE ON THE SITE AND THE LAST DIRECT KNOWLEDGE THAT THIS SURVEYOR HAS OF SITE CONDITIONS. DATE OF MAP PREPARATION AND DATE OF SIGNATURE HAVE NO RELATIONSHIP TO ACTUAL SITE CONDITIONS. THE DATE OF THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A LICENSED LAND SURVEYOR.
8. FLOOD ZONE INFORMATION - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 01073C05561 WITH AN EFFECTIVE DATE OF 09/24/2021.

ROBERT F. WEIMONT, JR., PLST 23008
215 19th Street North, Suite 201
Birmingham, Alabama 35203
205.942.8630

MAY 28, 2025
DATE OF MAP
MAY 19, 2025
DATE OF FIELD WORK

1833 29TH AVENUE SOUTH
HOMEWOOD, AL 35209
SECTION 7, TOWNSHIP 18S, RANGE 2W

Proj No: 25M-02-04600

BEARINGS ARE BASED ON " GRID NORTH" IN ACCORDANCE WITH THE
ES FOR THE STATE OF ALABAMA, ZONE WEST, FROM THE NORTH
83 (NAD83).

FACE FEATURES - SUBSURFACE FEATURES SUCH AS UNDERGROUND
N ARE BASED ON GIS MAPS PROVIDED BY LINE LOCATING SERVICES.
O GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH
THER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT
ITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH
ARE LOCATED AS ACCURATELY AS POSSIBLE BY VISIBLE OBSERVATION
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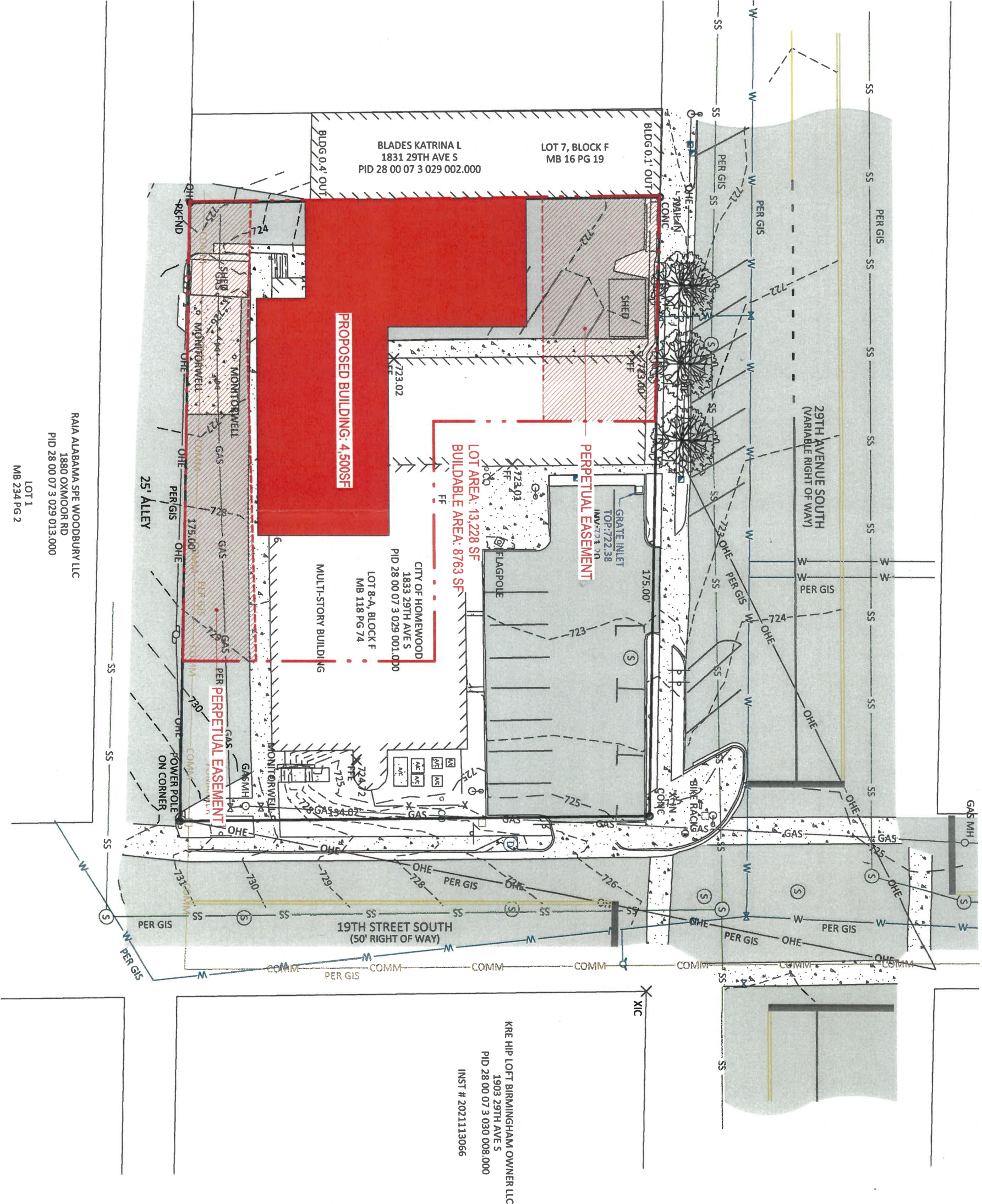
SIGNIFICANT OBSERVATIONS - THIS SURVEYOR DID NOT OBSERVE
IAL GROUNDS OR CEMETERIES ON THE SURVEYED SITE AND NO
EXISTENCE OF SUCH HAS BEEN PROVIDED TO THIS SURVEYOR.

KEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT.
SEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS,
SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED IN THIS

IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN
N SIZE DUE TO REPRODUCTION. IN ADDITION, SOME FEATURES HAVE
ALE, BUT HAVE BEEN DRAWN RELATIVE TO EACH OTHER FOR
IS IS ESPECIALLY TRUE WITH REGARD TO FENCES AND OTHER
NDARY LINES. THESE FACTORS SHOULD BE TAKEN INTO
BTAINING SCALED DATA.

REAL - THE DATE OF THE FIELD SURVEY IS THE LAST TIME THAT EITHER
NEL WERE ON THE SITE AND THE LAST DIRECT KNOWLEDGE THAT THIS
CONDITIONS. DATE OF MAP PREPARATION AND DATE OF SIGNATURE
TO ACTUAL SITE CONDITIONS DEPICTED ON THIS MAP. THIS SURVEY IS
ORIGINAL SIGNATURE OF A LICENSED LAND SURVEYOR.

ON - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA OUTSIDE
E FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP
EL NO. 01073C05561 WITH AN EFFECTIVE DATE OF 09/24/2021.



STATE OF ALABAMA
JEFFERSON COUNTY
I, ROBERT F. WEIL
PARTS OF THIS SURVEY
OF THE STANDARD
INFORMATION, A

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Alex Wyatt, 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, beginning at **6:00 P.M., on Tuesday, July 8, 2025**. 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:

Michael A. Mouron

for a proposed subdivision plat of land owned by:

The City of Homewood

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

1833 29th Avenue South

Parcel: 28-00-07-3-029-001.000

The proposal consists of a RESURVEY

Purpose:

A request to resurvey the subject property, comprising .54-acres, into two separate lots to facilitate the redevelopment of the site which was formerly occupied by the City's Police Station. As planned, one of the proposed lots will serve as the site for a new restaurant, while the second lot will be redeveloped as the site for a public pocket park for Homewood's citizens. A companion rezoning case (Case # RZ 25-07-05) to rezone the portion of the property to be developed for a restaurant will be considered at the scheduled meeting.

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such a protest, and only one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before July 1, 2025, 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 # RZ 25-07-04

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application.

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

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1833 29th Avenue South

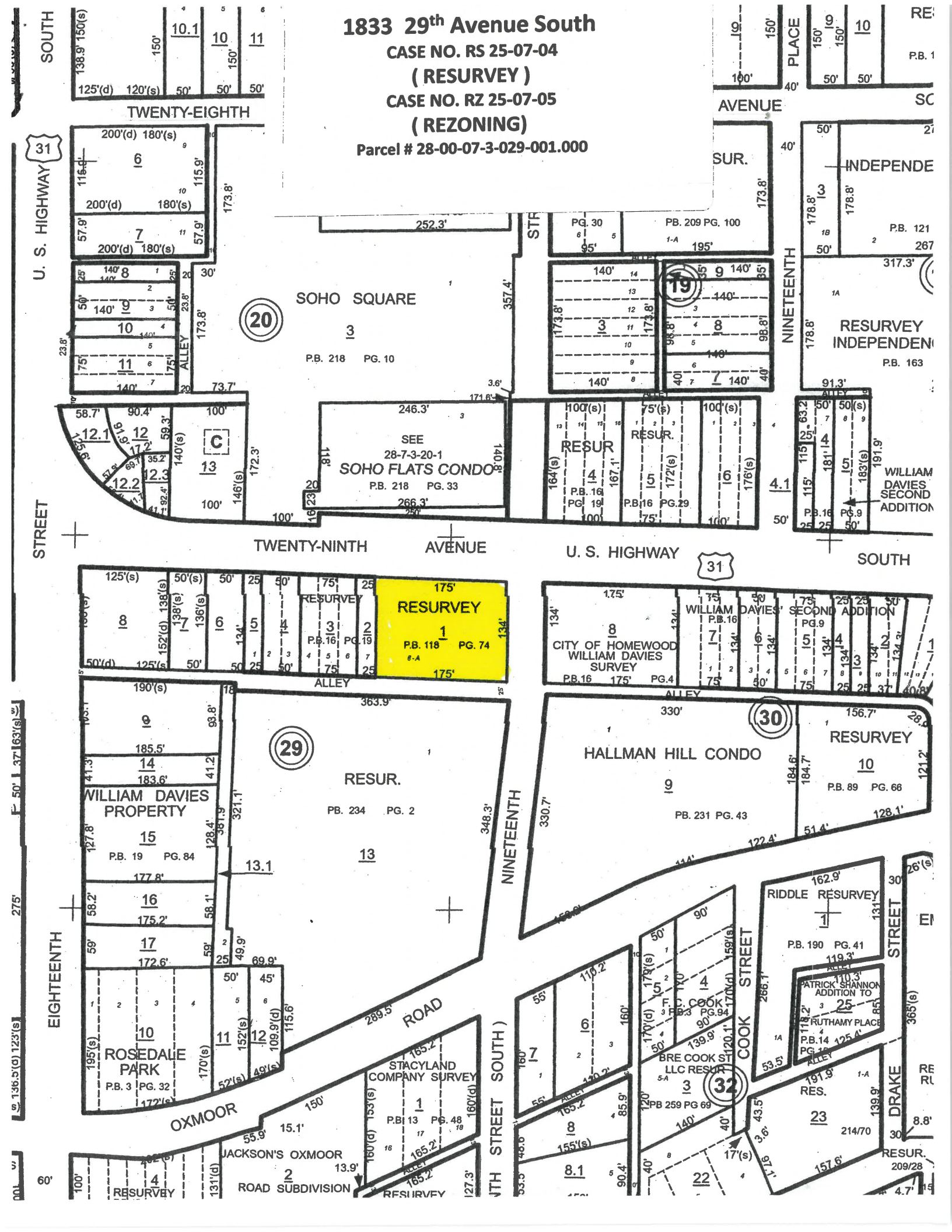
CASE NO. RS 25-07-04

(RESURVEY)

CASE NO. RZ 25-07-05

(REZONING)

Parcel # 28-00-07-3-029-001.000



City of Homewood

PC Case Map

Old Police Station
1833 29th Ave S

RS 25-07-04
RZ 25-07-05

Resurvey and
Subdivision of Subject
Property

-  Subject Property
-  Lot 2: City Park
-  Reserved for Park Use
-  Lot 1: Steakhouse
-  Parcels



0 15 30 60 US Feet

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City of Homewood PC Case Map

Old Police Station
1833 29th Ave S

RS 25-07-04
RZ 25-07-05

Vicinity Map

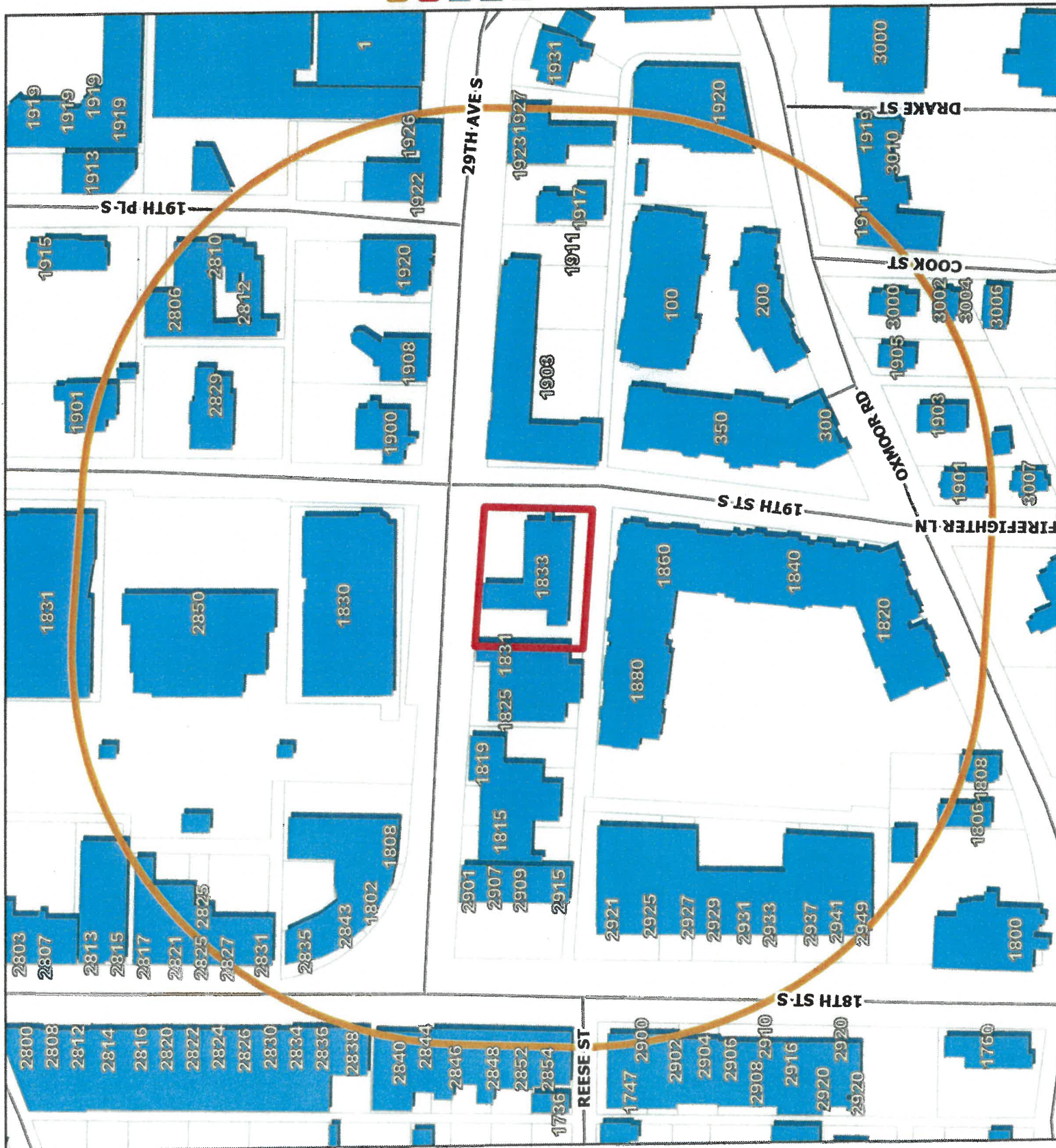
Proposed
Steakhouse

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



0 40 80 160 US Feet

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City of Homewood PC Case Map

Old Police Station
1833 29th Ave S

RS 25-07-04
RZ 25-07-05

Aerial Photo

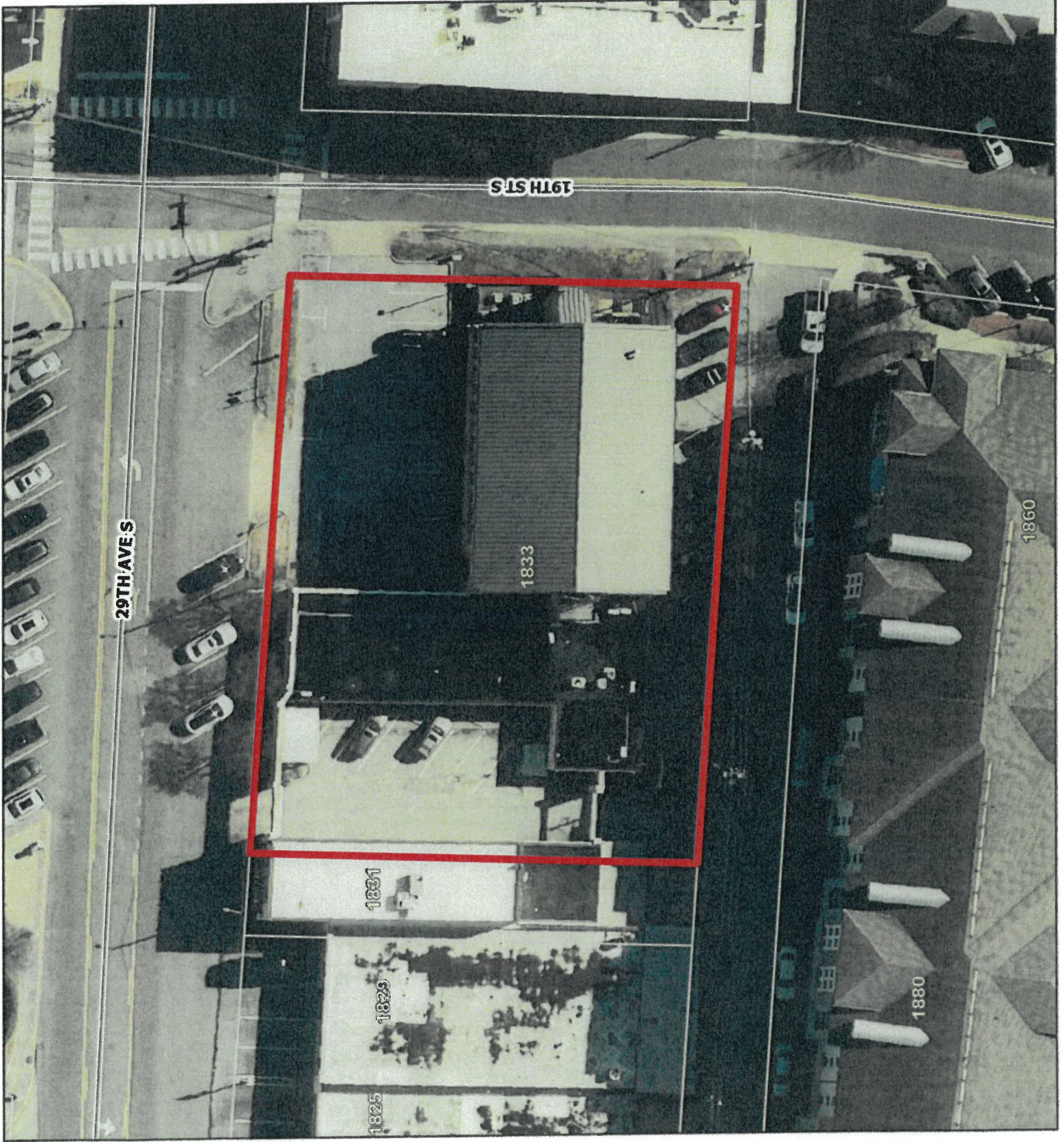
Proposed
Steakhouse

 Subject Property
 Parcels



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Bird's Eye View – Old Police Station looking South



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

1. Date application filed: May 8, 2025 Requested hearing date: July 8, 2025
2. Applicant: Michael A. Mouron
- Phone (s): (give several Phone Numbers) 205-949-3848, 205-936-6423
- Address: 402 Office Park Drive, Suite 150 B'ham AL 35223
- City State Zip
3. Owner: City of Homewood
- Phone(s): _____
- Address: 2850 19th Street South Homewood AL 35209
- City State Zip
4. Attach/give a complete legal description: Legal description attached.
5. Property location: 1833 29th Avenue South, Homewood, AL 35209
6. Tax Map Parcel I.D. Number(s): 28 00 07 3 029 001.000
7. Acreage: .53 (23,450 SF)
8. Existing Zoning: I-2 INSTITUTION DISTRICT Existing land use: Institutional
9. Proposed Zoning: C-4(a) RETAIL SHOPPING DISTRICT Proposed land use: Restuarant
10. Check all required submissions with this application:
- ☒ Application fee
- ☐ Reason for the request
- ☒ Legal description of the subject property
- ☐ Availability of required utilities
- ☒ Site plan or preliminary development plan (as required)
- ☐ Proffer of rezoning conditions (if any)

Signature of Applicant: _____

Signature of authorization by Owner: _____ (GLEN ADAMS - CITY
MANAGER)

FOR CITY USE ONLY

\$ 250.00 application fee received on MAY 8, 2025 by Receipt # 1

Application received by: FRED GOODWIN on MAY 8, 2025

STATEMENT OF INTENT

The proposed redevelopment of the property located at 1833 29th Avenue South, which was formerly occupied by the Homewood Police Department, is a collaborative effort between the City of Homewood and Capstone Real Estate Investments to revitalize and restore to productive use the site which has been vacant for a number of years.

As proposed, the site would be resurveyed and subdivided into two separate lots, with the western portion of the property being developed for a new 4,500 sq. ft. restaurant. To achieve this, it is proposed and requested that this portion of the property be rezoned from its current I-2, Institution District zoning designation to a C-4(a), Retail Shopping District zoning classification which would permit the planned restaurant, and which would be consistent with the zoning of other adjacent and nearby properties to the west.

As planned, the eastern half of the subject property would retain it's I-2, Institution District zoning and would be redeveloped as the site for a small, pocket park that would continue to be owned and maintained by the City of Homewood for the benefit and enjoyment of its citizens and the public in general.

LEGAL DESCRIPTION

Proposed Redevelopment of Former Homewood Police Station Site

1833 29th Avenue South

REZONING – Planning Commission Case No. RZ 25-07-05

Proposed rezoning of the western portion of the subject property from I-2, Institution District to C-4(a), Retail Shopping District; said property being more specifically described as:

A parcel of land located in the Southeast Quarter of Section 7, Township 18 South, Range 2 West in the City of Homewood, Jefferson County, Alabama and more particularly described as follows: Beginning at the Northwest corner of Lot 8-A Block F as depicted in Map Book 118 Page 74 in the Probate Office of Jefferson County, Alabama; Thence proceed Easterly along the Northern boundary of said Lot and also being the Southerly Right of Way of 29th Avenue South for a distance of 63.04 Feet to a point; Thence deflection angle right of 88°01'53" for a distance of 64.00 feet to a point; Thence deflection angle left of 90°00'00" for a distance of 68.00 Feet to a point; Thence deflection angle right of 90°00'00" for a distance of 72.36 Feet to a point on the Northerly Right of Way of a 25 Foot Alley; Thence deflection angle right of 91°58'07" and along the Northerly Right of Way of said Alley for a distance of 131.08 Feet to a point; Thence deflection Angle right of 88°01'53" for a distance of 134.02 Feet to the Point of Beginning.

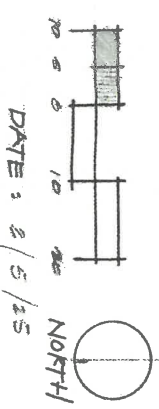
Containing 13284.54 Sq Ft +/-0.30 Acres

CONCEPTUAL SITE PLAN

FOR

1833 29th AVENUE SOUTH

CASE NO. RZ 25-07-05



CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

Alex Wyatt, Mayor

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

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, beginning at **6:00 P.M., on Tuesday, July 8, 2025**. 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:

Michael A. Mournon

for a proposed subdivision plat of land owned by:

The City of Homewood

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

1833 29th Avenue South

Parcel: 28-00-07-3-029-001.000

The proposal consists of a RE-ZONE

Purpose:

A request to rezone the western portion of the subject property, currently included within a .54-acre lot that formerly served as the site of the City of Homewood's Police Station, from its current zoning designation of I-2, Institution District to a C-4(a), Retail Shopping District zoning classification. The proposed action is intended to facilitate the development of a 4,500 sq. ft., single story restaurant; the remaining or eastern portion of the subject property retaining it's I-2 Institution District zoning classification in support of the planned development of a public pocket park for Homewood's citizens. A companion subdivision case (Case # RS 25-07-04) to resurvey the subject property into two separate lots will be considered at the scheduled meeting.

A written protest of the proposed action may be filed with the Secretary to the Planning Commission of the City of Homewood no later than one (1) day prior to the scheduled date of the public hearing for consideration by the Planning Commission. The protest must be signed by the property owner making such a protest, and only one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before July 1, 2025, which is at least seven days before the fixed hearing date, to all property owners located with 500 feet of 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 # RZ 25-07-05

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.

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1833 29th Avenue South

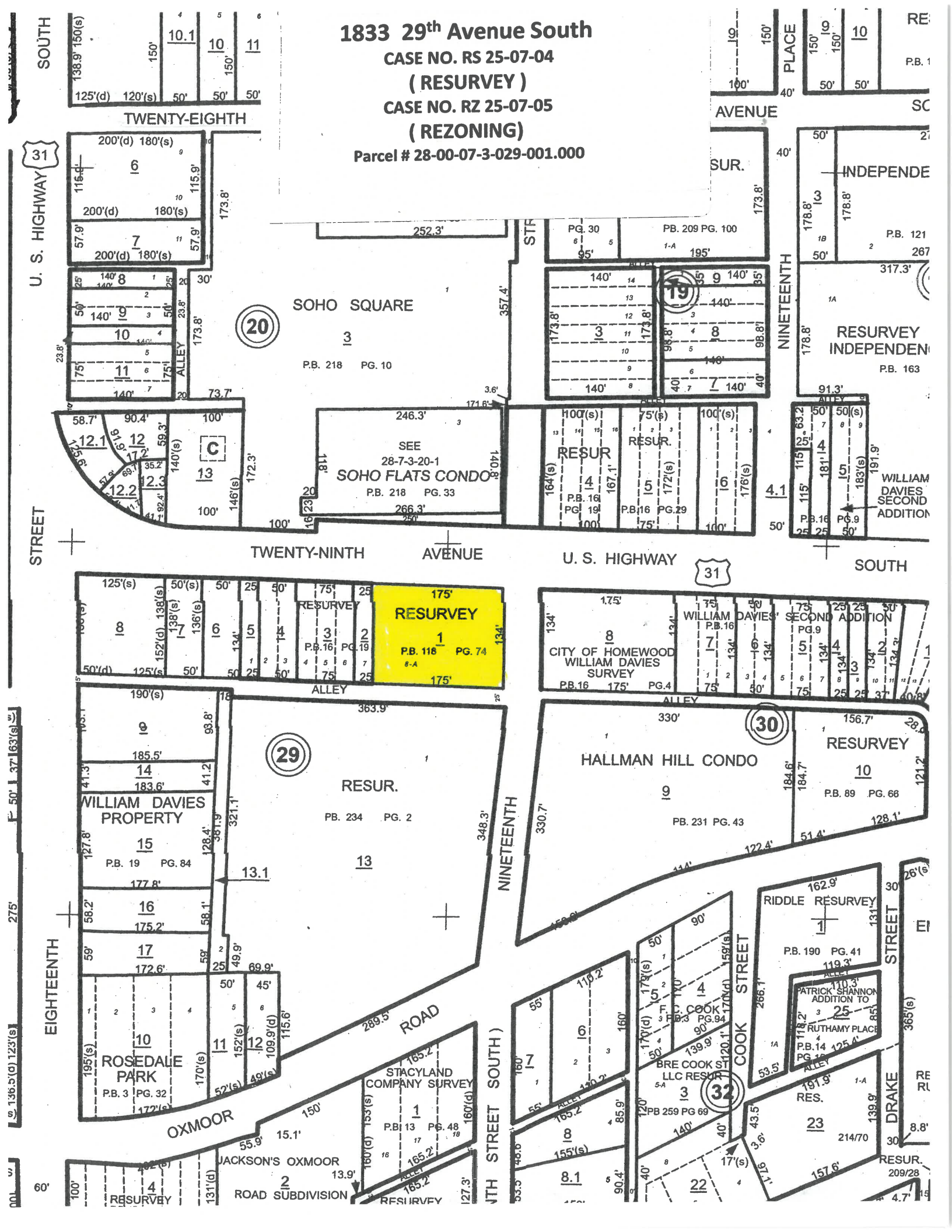
CASE NO. RS 25-07-04

(RESURVEY)

CASE NO. RZ 25-07-05

(REZONING)

Parcel # 28-00-07-3-029-001.000



City of Homewood

Old Police Station
1833 29th Ave S

RS 25-07-04
RZ 25-07-05

Vicinity Map

Proposed Steakhouse

500 Ft Buffer

Subject Property

Building Footprint

Building Shadow

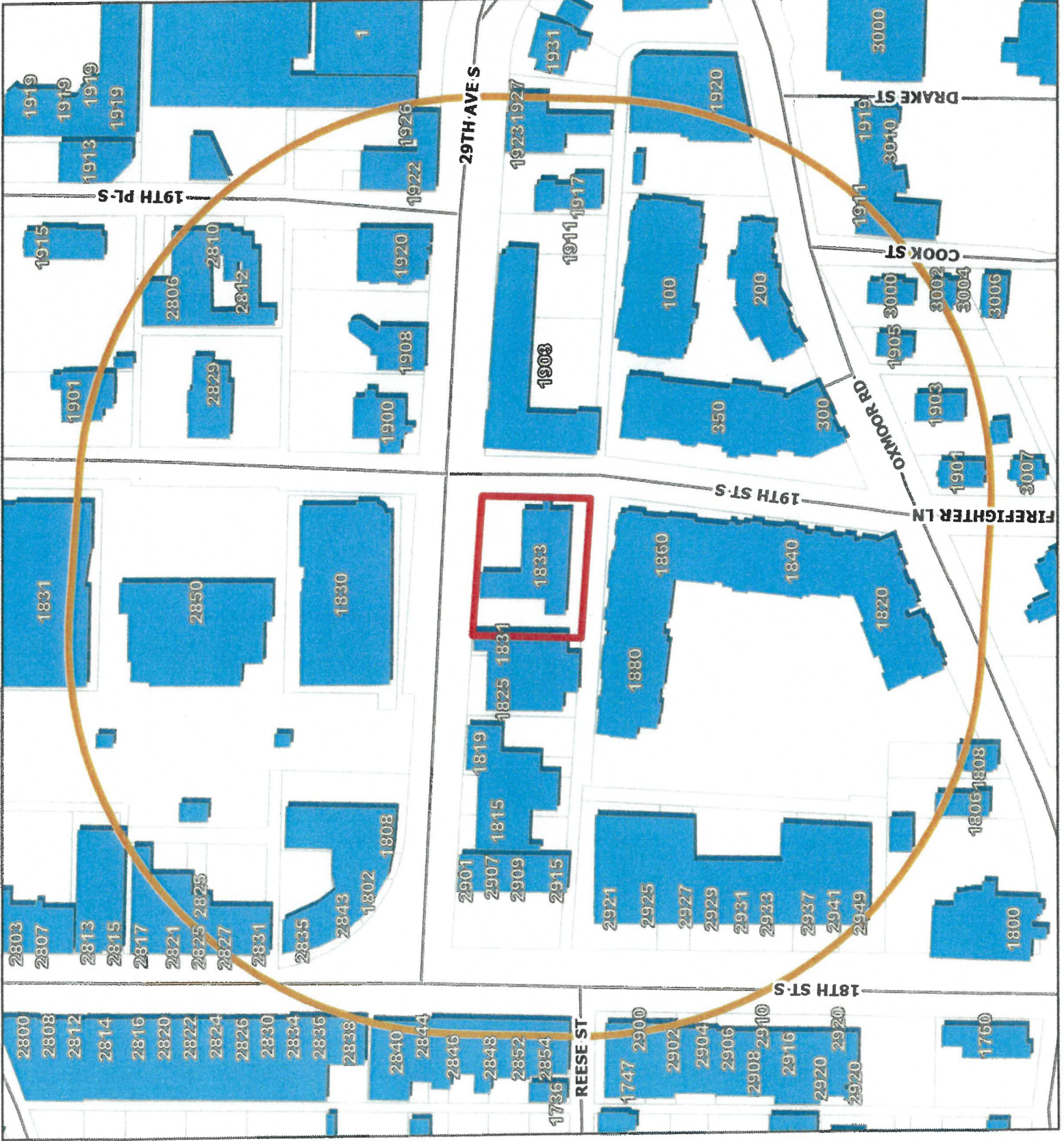
Parcels

Z

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US Feet

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City of Homewood PC Case Map

Old Police Station
1833 29th Ave S

RS 25-07-04
RZ 25-07-05

Current Zoning

Proposed
Steakhouse

 Subject Property
 Parcels

Zoning

-  R-5
-  R-7 C
-  C-1
-  C-2
-  C-3
-  C-4
-  C-4 a
-  C-4 b
-  I-2
-  MXD



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City of Homewood PC Case Map

Old Police Station
1833 29th Ave S

RS 25-07-04
RZ 25-07-05

Master Plan
Land Use

Proposed
Steakhouse

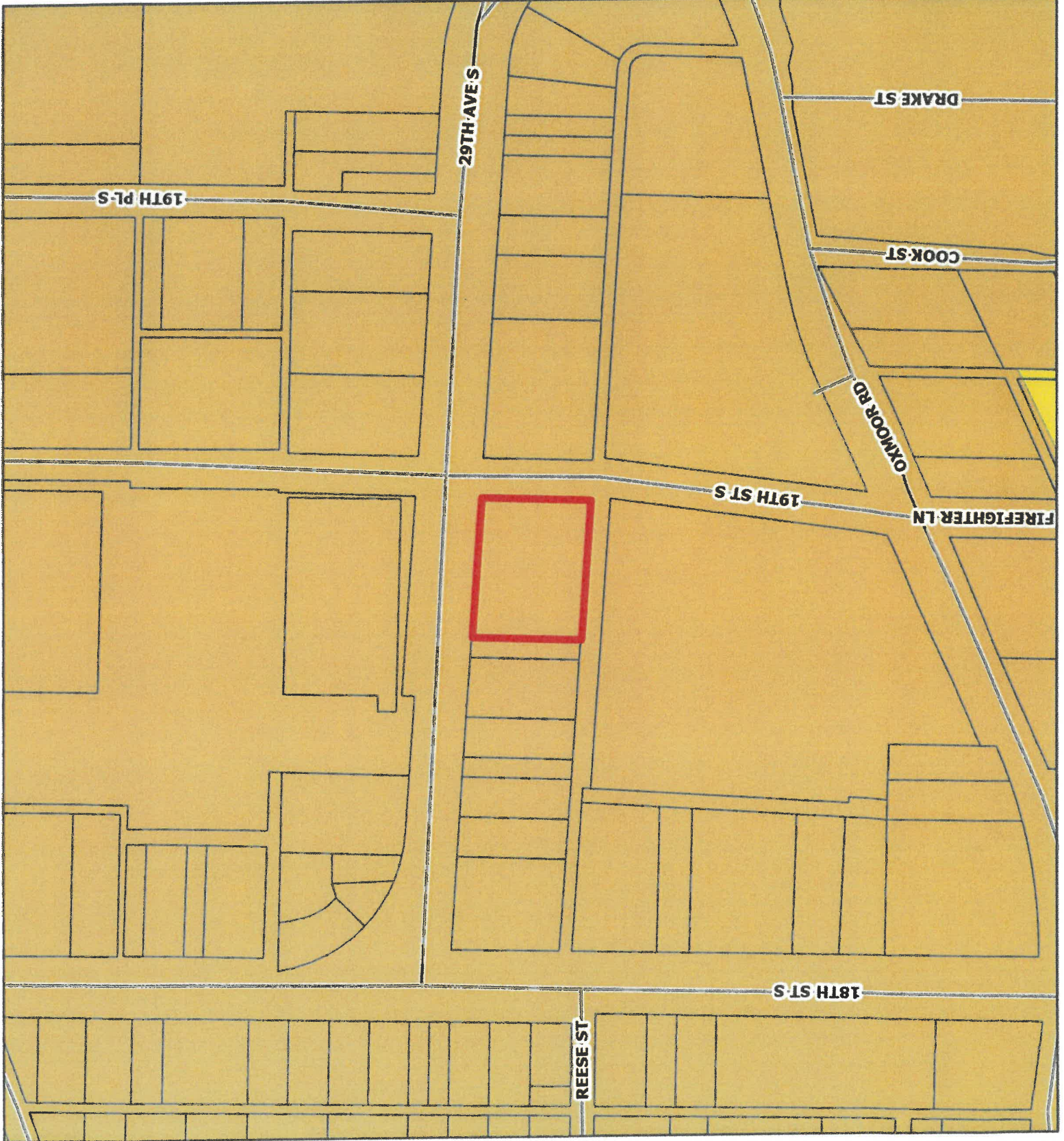
 Subject Property
 Parcels

Future Land Use
 Mixed Use
 Residential



0 40 80 160
US Feet

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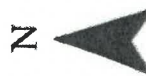
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RS 25-07-04
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Aerial Photo

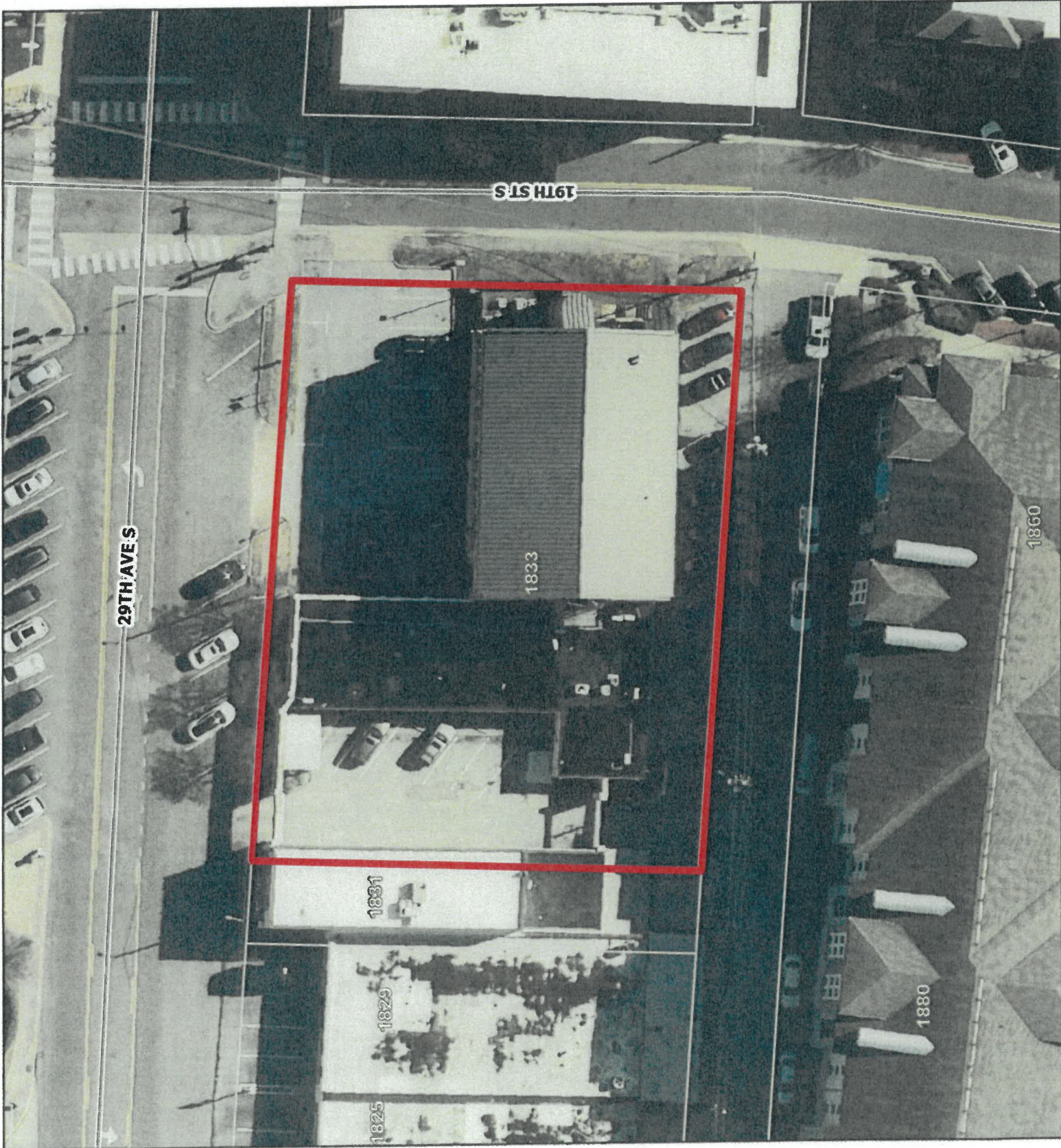
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Bird's Eye View – Old Police Station looking South

