

**Homewood Planning Commission
Agenda
Tuesday, July 11, 2023, 6:00 P.M.
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209**

**NOTE: Prior to the scheduled public hearing, a brief work session will be held for Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

Persons who are unable to attend the meeting may view the Live Stream through the City of Homewood website (<https://www.cityofhomewood.com/>) or navigate directly via: <https://www.cityofhomewood.com/live-stream>.
Please note that public comments cannot be made by persons viewing the meeting through Live Stream.

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Board Secretary fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

Board Members

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

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - June 6, 2023**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business – None**

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 # FD 23-07-01: 3030 Independence Drive, 3008 Drake Street, 1909 Oxmoor Road & 1906 Courtney Drive, Parcel ID: 28-00-07-3-031-001.000, 28-00-07-3-032-025.002, 28-00-07-3-032-001.000, & 28-00-07-3-032-023.000, Applicant / Owner: McConnell White & Terry Realty and Insurance Company. Purpose: A request for approval of a Final Development Plan for the proposed redevelopment of a 3.21 – acre site centered around the planned construction of a new 27,650 sq. ft. Piggly Wiggly grocery store, a new 6,000 sq. ft. retail building, as well as associated parking, landscaping, and other site improvements.

2. Case # RZ 23-07-02: 1906 Courtney Drive, Parcel ID: 28-00-07-3-032-023.000, Applicant / Owner: McConnell White & Terry Realty and Insurance Company. Purpose: A request to rezone the subject property from C-1, Office Building District to a C-2, Neighborhood Shopping District zoning classification to facilitate the redevelopment of the Homewood Piggly Wiggly grocery store.

3. Case # FD 23-07-03: 815 Green Springs Highway, Parcel ID: 29-00-23-1-002-002.000, Applicant: Brian Hatcher / LBYD Engineers, Inc., Owner: Greensprings Development, LLC. Purpose: A request for approval of a Final Development Plan for the proposed redevelopment of a 4-acre site for a new mixed-use development centered around the renovation of two existing buildings designed to contain multiple functions and uses including restaurants, retail, and office spaces, as well as the planned construction of a new 5,200 sq. ft. commercial / retail building, along with associated parking, landscaping, and other site improvements.

4. Case # RS 23-07-04: 232 Green Springs Highway, Parcel ID: 29-00-14-3-002-003.002, Applicant: Park Grimmer, Owner: Green Springs Center, LLC. Purpose: A request for approval of a Resurvey subdividing the subject property (Green Springs Shopping Center) to create a new lot (Lot F) to facilitate additional commercial development.

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.

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

1. Name of development: Piggly Wiggly Redevelopment
2. Date application filed: June 7, 2023 3. Requested hearing date: August 1, 2023
4. Approval requested by this application
- Preliminary Development Plan
- Amendment to Preliminary Development Plan
- X Final Development Plan
- Amendment to Final Development Plan
5. Applicant: McConnell White & Terry Realty And Insurance Company
- Phone: (205) 870-0400
- Address: 2925 Cahaba Road, Mountain Brook, AL 35223
6. Owner: McConnell White & Terry Realty And Insurance Company
- Phone: (205) 870-0400
- Address: 2925 Cahaba Road, Mountain Brook, AL 35223
7. Attorney or authorized agent: _____
- Phone: _____
- Address: _____
8. Engineer: Schoel Engineering Company
- Phone: (205) 323-6166
- Address: 1001 22nd Street South, Birmingham, AL 35205
9. Surveyor: Schoel Engineering Company
- Phone: (205) 313-1152
- Address: 1001 22nd Street South, Birmingham, AL 35205

1906 Courtney Dr, Homewood, AL 35209
1909 Oxmoor Road, Homewood, AL 35209
3008 Drake Street, Birmingham, AL 35209
3030 Independence Dr, Homewood, AL 35209

10. Development Address(s):

11. Tax map parcel number(s): 28-00-07-3-032-023.000, 28-00-07-3-032-001.000,
28-00-07-3-032-025.002, 28-00-07-3-031-001.000

12. Acreage: 3.21 Acres 13. Zoning: C1 & C2

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

Signature of authorized agent or attorney;

Signature of authorization by owner:

For City Use Only:

\$ 100.00 application fee received on JUNE 7, 2023 by receipt # 497865

Scheduled hearing date: JULY 11, 2023

Application received by: FRED GOODWIN on JUNE 7, 2023

PROPOSED NEW PIGGLY WIGGLY STORE AND RELATED SITE
REDEVELOPMENT FOR HOMEWOOD, ALABAMA

The property owner, McConnell, White & Terry Realty in conjunction with the Piggly Wiggly store tenant, Andy Versiglio, have agreed to construct a new store facility on the 3.21 acre property bounded by Courtney Drive, Independence Drive and Oxmoor Road. The existing 15,000 sf store will be demolished following the construction of a new 26,000 sf facility. The building will consist of brick, stucco, and painted concrete masonry, in an Italian Renaissance style.

The existing Cameron's Corner retail structures will receive an exterior upgrade with metal cladding, new canopies, and signage.

The existing CVS store will remain as-is for the remainder of the existing lease period.

The site, made available with the demolition of the existing Piggly Wiggly building is scheduled for the development of an upgrade retail building of approximately 6,000 sf, with brick, stone, and glass. The majority of the site will be repaved, new contemporary site lighting added, and new irrigated landscaping provided throughout to the maximum extent possible.

Off-street parking will consist of approximately 130 spaces which is in excess of the minimum number of spaces required according to the proposed new city ordinance.

All signage will be within city ordinance guidelines.

The requested vacation of Drake Street has been made in order to better control the anticipated traffic activity and to also allow for the internal site design.

The resurvey of the various parcels into one is proposed in order to provide for the general site design, including access, utility routing, fire protection, and site drainage.

REDACTED

REDACTED

Eugene J. Fortinberry, AIA

**PIGGLY WIGGLY REDEVELOPMENT
LEGAL DESCRIPTION**

Parcel ID #28-00-07-3-032-001.000

Lot 1-A, Riddle Resurvey, as recorded in Map Book 190, Page 41 in the Probate Office of Jefferson County, Alabama.

Parcel ID #28-00-07-3-032-025.000

Lot 3 and Lot 4, Patrick Shannon's Addition to Ruthamy Place, as recorded in Map Book 14, Page 15 in the Probate Office of Jefferson County, Alabama.

Parcel ID #28-00-07-3-031-001.000

Lot A, Resurvey of Lots 1, 2 and 3, Block 3, Ruthamy Place, as recorded in Map Book 63, Page 50 in the Probate Office of Jefferson County, Alabama, along with an Acreage tract, bounded on the South by the aforementioned Lot A, on the West by Drake Street, on the North by Oxmoor Road, and on the East by Independence Drive (U.S. Highway 31).

Parcel ID #28-00-07-3-032-023.000

Lot 1-A, Resurvey of Lots 1, 2 and 3, Block 2 of Ruthamy's Place, as recorded in Map Book 214, Page 70 in the Probate Office of Jefferson County, Alabama.

APPROVED BY HOMEWOOD CITY COUNCIL

CITY COUNCIL PRESIDENT

DATE

CITY CLERK

DATE

CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION:

ZONING ADMINISTRATOR

DATE

FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:

CHAIRMAN

DATE

SECRETARY

DATE

Scale: 1" = 20'

Graphic Scale

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

OXMOOR ROAD
ROW VARIES

PROPERTY LINE

5' WIDE SIDEWALK

18" CURB AND GUTTER, TYP.

5' WIDE SIDEWALK

18" CURB AND GUTTER, TYP.

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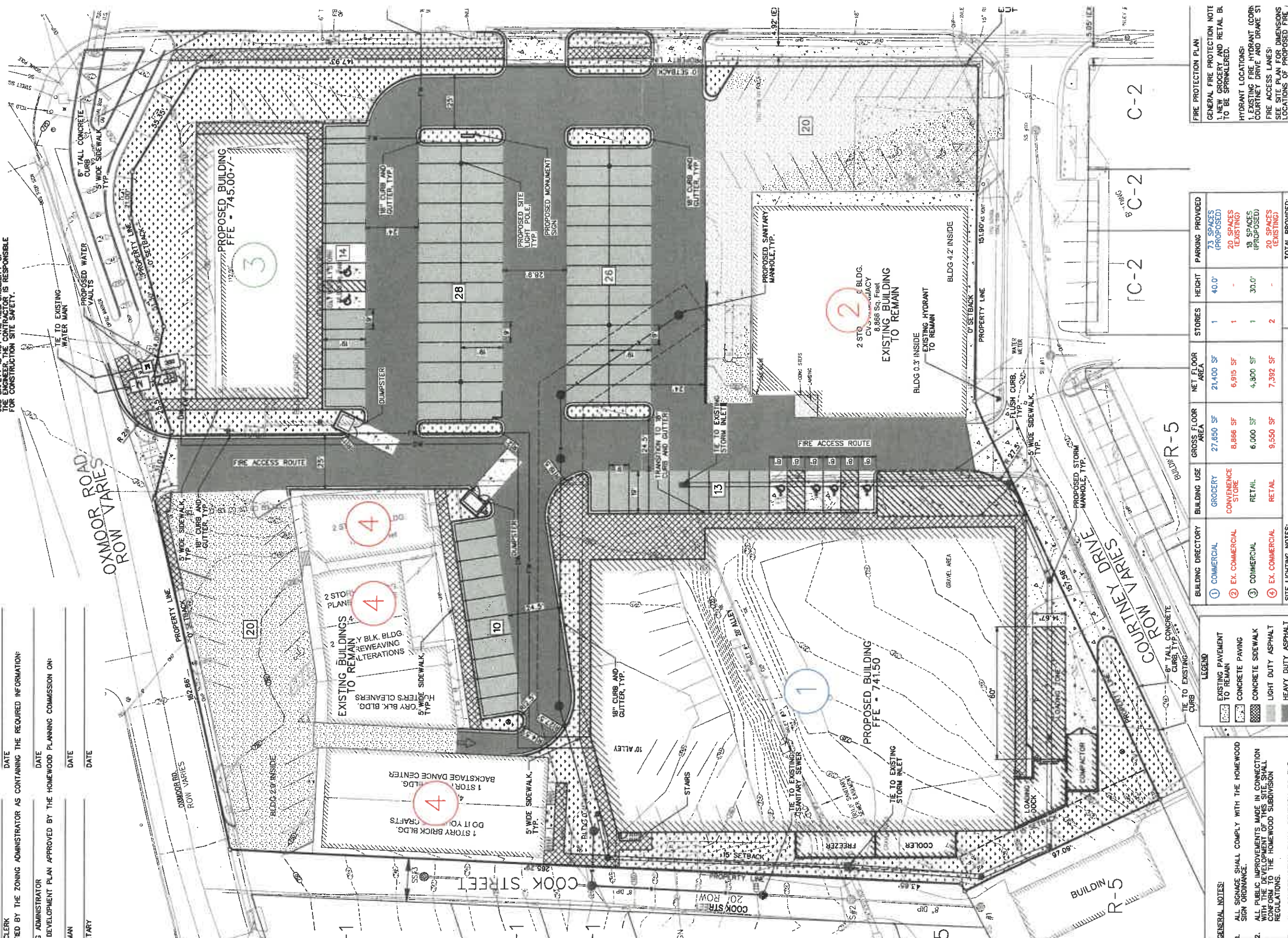
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18" CURB AND GUTTER, TYP.

5' WIDE SIDEWALK

18" CURB AND GUTTER, TYP.

5' WIDE SIDEWALK



BUILDING DIRECTORY	BUILDING USE	GROSS FLOOR AREA	NET FLOOR AREA	STORES	HEIGHT	PARKING PROVIDED
1 COMMERCIAL	GROCERY	27,850 SF	21,400 SF	1	40.0'	73 SPACES (PROPOSED)
2 EX. COMMERCIAL	CONVENIENCE STORE	8,866 SF	6,915 SF	1	-	20 SPACES (EXISTING)
3 COMMERCIAL	RETAIL	6,000 SF	4,300 SF	1	30.0'	18 SPACES (PROPOSED)
4 EX. COMMERCIAL	RETAIL	9,550 SF	7,392 SF	2	-	20 SPACES (EXISTING)
TOTAL PROVIDED:						131 SPACES

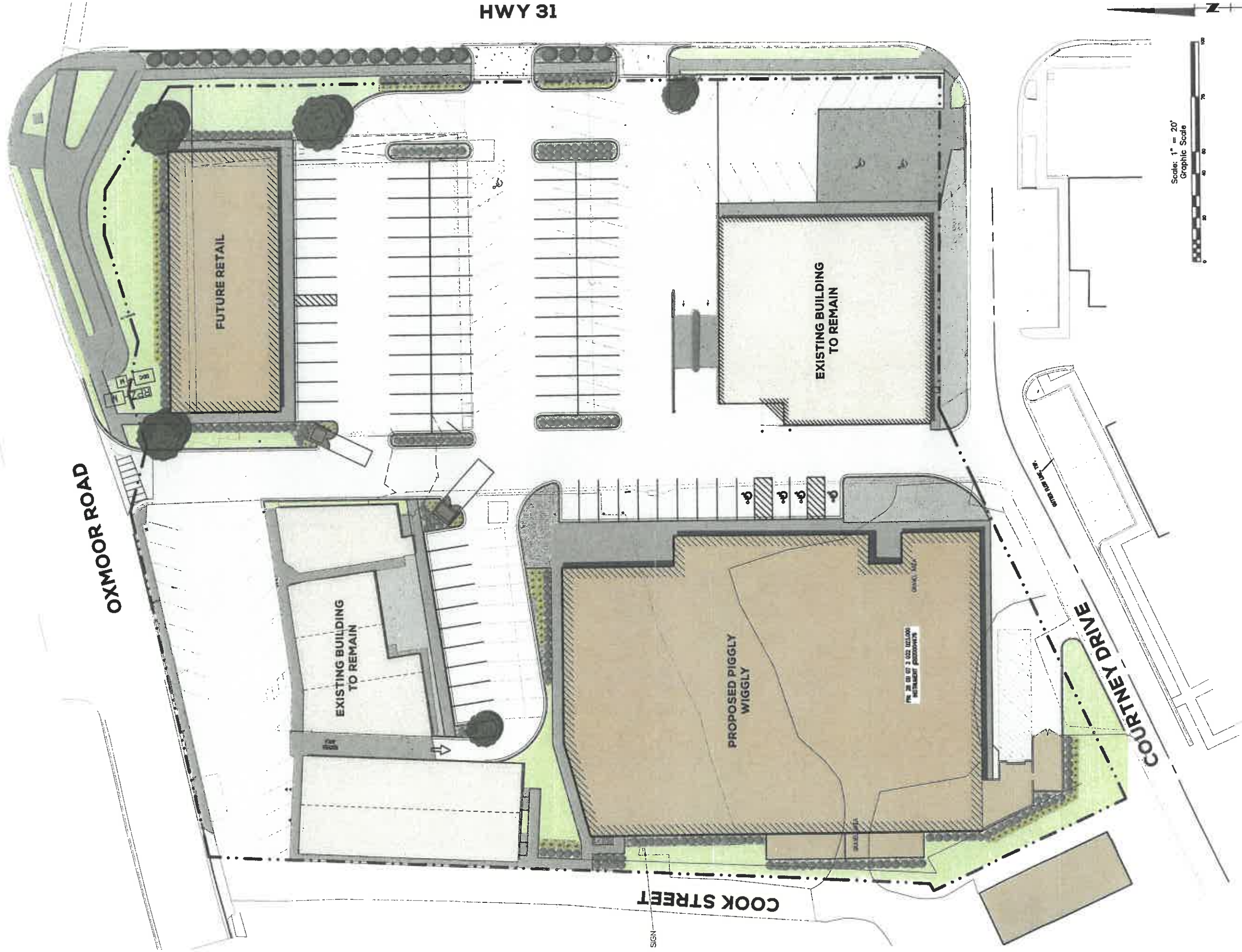
- LEGEND
- EXISTING PAVEMENT TO REMAIN
 - CONCRETE PAVING
 - CONCRETE SIDEWALK
 - LIGHT DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - LANDSCAPING
 - PROPOSED SITE LIGHT POLE
 - EXISTING SITE LIGHT POLE

- GENERAL NOTES:
- ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE.
 - ALL PUBLIC IMPROVEMENTS MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE SHALL CONFORM TO THE HOMEWOOD SUBDIVISION REGULATIONS.
 - ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERTINENT ORDINANCES OF THE CITY OF HOMEWOOD.
 - ALL PROPOSED DRAINAGE FACILITIES HANDLING SURFACE RUNOFF SHALL BE CONNECTED TO THE EXISTING FACILITIES VIA APPROPRIATELY SIZED UNDERGROUND PIPING SYSTEM.

FIRE PROTECTION PLAN

GENERAL FIRE PROTECTION NOTE
1. NEW GROCERY AND RETAIL BLD TO BE SPRINKLERED.

HYDRANT LOCATIONS:
1. EXISTING FIRE HYDRANT CORN COURTNEY DRIVE AND DRAKE ST
FIRE ACCESS LANES:
SEE SITE PLAN FOR DIMENSIONS LOCATIONS OF PROPOSED FIRE PROTECTION MEASURES AND SYSTEMS TO BE ASSIGNED AND APPROVED BY THE CITY OF HOMEWOOD. CONFORM WITH THE FIRE PROTECTION CODE AS ADOPTED BY THE CITY OF HOMEWOOD.



3644 Vann Road, Suite 100
Birmingham, Alabama 35235
Phone (205) 655-8855 Fax (205) 655-8825
Certificate of Authorization No. 26859

Memorandum

To: Jess Sirkin, Schoel Engineering Company, Inc.
From: Darrell Skipper, P.E., Skipper Consulting, Inc.
Date: June 30, 2023
Subject: Piggly-Wiggly Redevelopment Trip Generation Evaluation
Homewood, Alabama



Introduction

The purpose of this memorandum is to present the findings of a trip generation evaluation for a proposed redevelopment of an existing shopping center in Homewood, AL. The site currently exists in the southwest quadrant of the signalized intersection of U.S. Highway 31 and Hollywood Blvd/Oxmoor Road. An aerial image of the site location is provided below:



Site Description and Background Information

The existing shopping center contains a Grocery Store (15,900 ft²) and multiple commercial/retail outparcels (18,416 ft² combined). As part of the redevelopment, additional commercial/retail outparcels are planned and the grocery store is planned to be relocated within the site. Upon redevelopment, the grocery store is to be increased in size to 27,650 ft² and the commercial/retail outparcels are planned to be 24,416 ft² (combined square footage).

Access to the site is currently provided by multiple accesses on Oxmoor Road, U.S. Highway 31 and Courtney Street. As part of the redevelopment, access to/from the site is to be more defined and limited to a single full access and right-in/right-out driveway on U.S. Highway 31, two driveways on Courtney Drive, and two direct accesses on Oxmoor Road.

Trip Generation Evaluation

As mentioned previously, the purpose of this memorandum is to present the findings of a trip generation evaluation of the proposed redevelopment. Considering the land-uses proposed within the redevelopment are consistent with the land-uses which are currently in place; the trips expected to be generated by the redevelopment were compared to the expected trips generated by the existing development. Trips expected to be generated by the existing development and the planned redevelopment were estimated based on data contained in the *Trip Generation Manual, 11th Edition*, as published by the Institute of Transportation Engineers (ITE) for Supermarket (Land Use Code 850) and Strip Retail Plaza (Land Use Code 822). The comparison of trips generated by the current development to that of the proposed redevelopment is shown below in **Table 1**.

Table 1 – Trip Generation Comparison

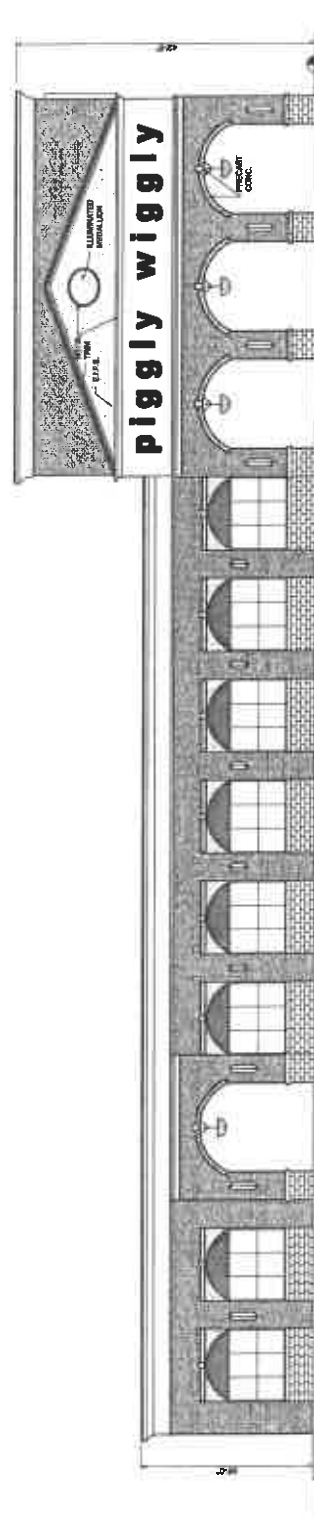
Existing Development								
Land Use (ITE #)	Units	Weekday Trips	AM Peak		MID Peak		PM Peak	
			In	Out	In	Out	In	Out
Supermarket (850)	15,900 ft ²	1,492	27	19	56	55	71	68
Strip Retail Plaza (822)	18,416 ft ²	1,003	26	17	32	32	61	61
Total	34,316 ft²	2,495	53	36	88	87	132	129
Proposed Redevelopment								
Land Use (ITE #)	Units	Weekday Trips	AM Peak		MID Peak		PM Peak	
			In	Out	In	Out	In	Out
Supermarket (850)	27,650 ft ²	2,595	47	32	97	95	124	119
Strip Retail Plaza (822)	24,416 ft ²	1,329	35	23	42	42	80	80
Total	52,066 ft²	3,924	82	55	139	137	204	199
Proposed Redevelopment – Existing Development								
Land Use (ITE #)	Units	Weekday Trips	AM Peak		MID Peak		PM Peak	
			In	Out	In	Out	In	Out
Supermarket (850)	11,750 ft ²	1,103	20	13	41	40	53	51
Strip Retail Plaza (822)	6,000 ft ²	326	9	6	10	10	19	19
Total	17,750 ft²	1,429	29	19	51	50	72	70

The results of the trip generation evaluation, as shown above in **Table 1**, the following can be determined:

- The current development is anticipated to generate 2,495 weekday trips, 89 trips (53 entering and 36 exiting) during the morning, 175 trips (88 entering and 87 exiting) during the midday, and 261 trips (132 entering and 129 exiting) during the afternoon peak period.
- The proposed redevelopment is anticipated to generate 3,924 weekday trips, 137 trips (82 entering and 55 exiting) during the morning, 276 trips (139 entering and 137 exiting) during the midday, and 403 trips (204 entering and 199 exiting) during the afternoon peak period.
- In an effort to evaluate the additional trips to be generated by the proposed redevelopment, the anticipated trips expected to be generated by the redevelopment were compared to the trips generated by the existing development. Through this comparison it was determined that the redevelopment would generate 1,429 additional weekday trips, 48 additional trips (29 entering and 19 exiting) during the morning peak period, 101 additional trips (51 entering and 50 exiting) during the midday, and 142 additional trips (72 entering and 70 exiting) during the afternoon peak period.

Building Area Table		
Building Number	Gross Area (SF)	Net Area (SF)
1	27,650	21,400
2	8,866	6,915
3	6,000	4,800
4	9,550	7,392
Total	52,066	40,507

Parking Requirement Table			
Ordinance Requirement	Area	Area Type	Spaces Required
3 Spaces / 1,000 SF	52,066 SF	Gross	157
1 Space / 400 SF	40,507 SF	Net	102



FRONT ELEVATION
1/8" = 1'-0"

FORTINBERRY
ASSOCIATES ARCHITECTS, PC
300 Vestavia Parkway - Bld 1400
Vestavia Hills, AL 35216
(205) 970-2320

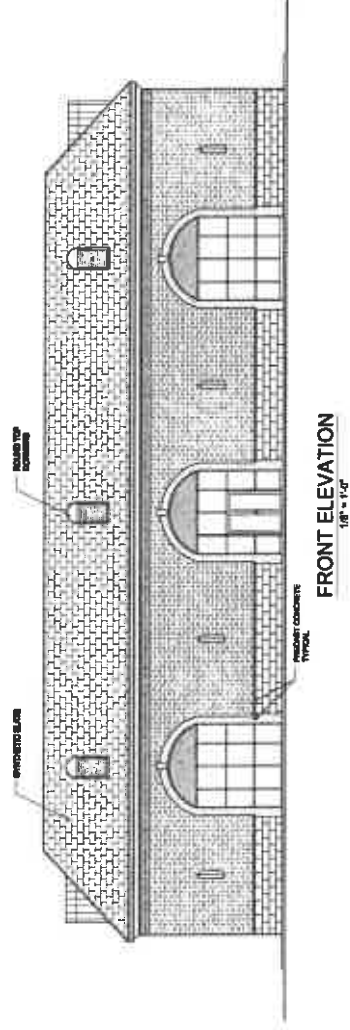


**PROPOSED NEW
PIGGLY WIGGLY STORE
HOMEWOOD, ALABAMA**

Title

FRONT ELEVATION

Project No.	Drawing No.
Scale	1/8" = 1'-0"
Drawn By	JRW
Checked By	EVF
Approved By	EVF
Date Issued	8/18/91



FORTINBERRY
ASSOCIATES ARCHITECTS, PC
300 Vestavia Parkway - Ste 1400
Vestavia Hills, AL 35216
(205) 979-2320



**PROPOSED
RETAIL BUILDING**

**PIGGLY WIGGLY SITE
REDEVELOPMENT**

HOMEWOOD, ALABAMA

PRELIMINARY ELEVATION

Project No.		Drawing No.
Scale	1/8" = 1'-0"	
Drawn By	JRW	
Checked By	EVF	
Approved By	EVF	
Date Issued	6-16-23	Sheet of

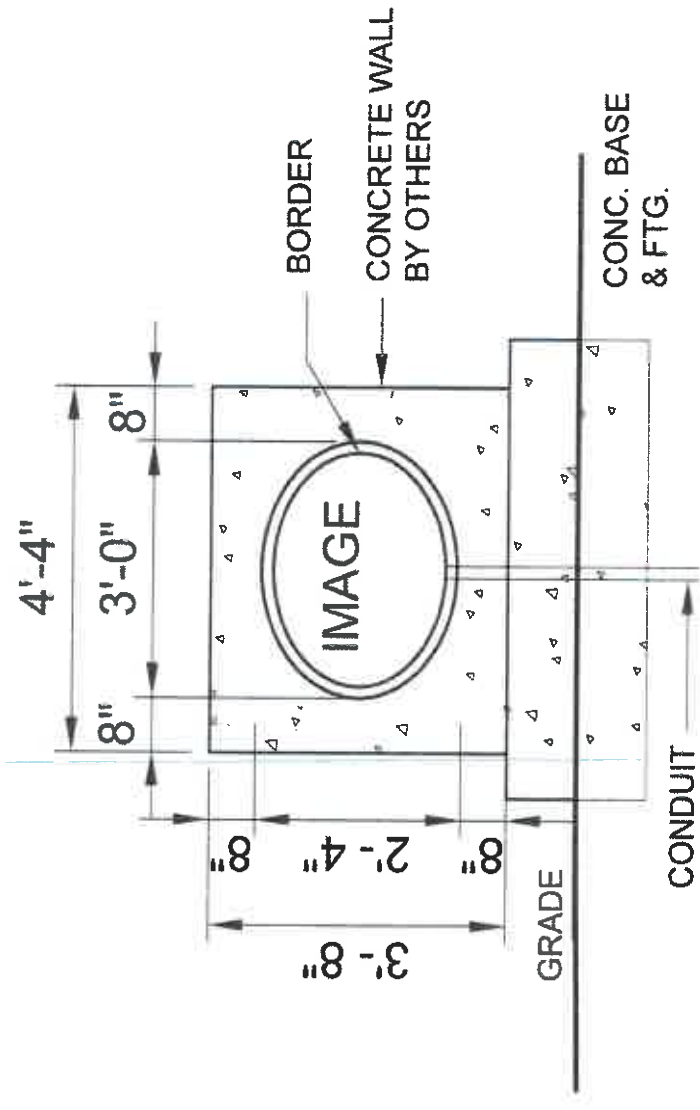


6'-0" **piggly wiggly**

42'-0"



5' LETTERS 7' OVAL PIGHEAD



ILLUMINATED MONUMENT SIGN

ON CONCRETE PANEL

HOMEWOOD PIGGLY WIGGLY

SITE DEVELOPMENT



3' OVAL PIGHEAD

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, July 11, 2023.** As an option, the Public Hearing is also being held as an on-line meeting.
(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).

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

McConnell White & Terry Realty and Insurance Company

for a proposed subdivision plat of land owned by:

McConnell White & Terry Realty and Insurance Company

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

3030 Independence Drive, 3008 Drake Street, 1909 Oxmoor Road & 1906 Courtney Drive

Parcels: 28-00-07-3-031-001.000, 28-00-07-3-032-025.002, 28-00-07-3-032-001.000 , & 28-00-07-3-032-023.000

The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

A request for approval of a Final Development Plan for the planned construction of a new 27,650 sq. ft. Piggly Wiggly grocery store, a new 6,000 sq. ft. retail building, as well as associated parking, landscaping and other site improvements.

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

This notice is sent by U.S. mail on or before July 3, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # FD 23-07-01

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.

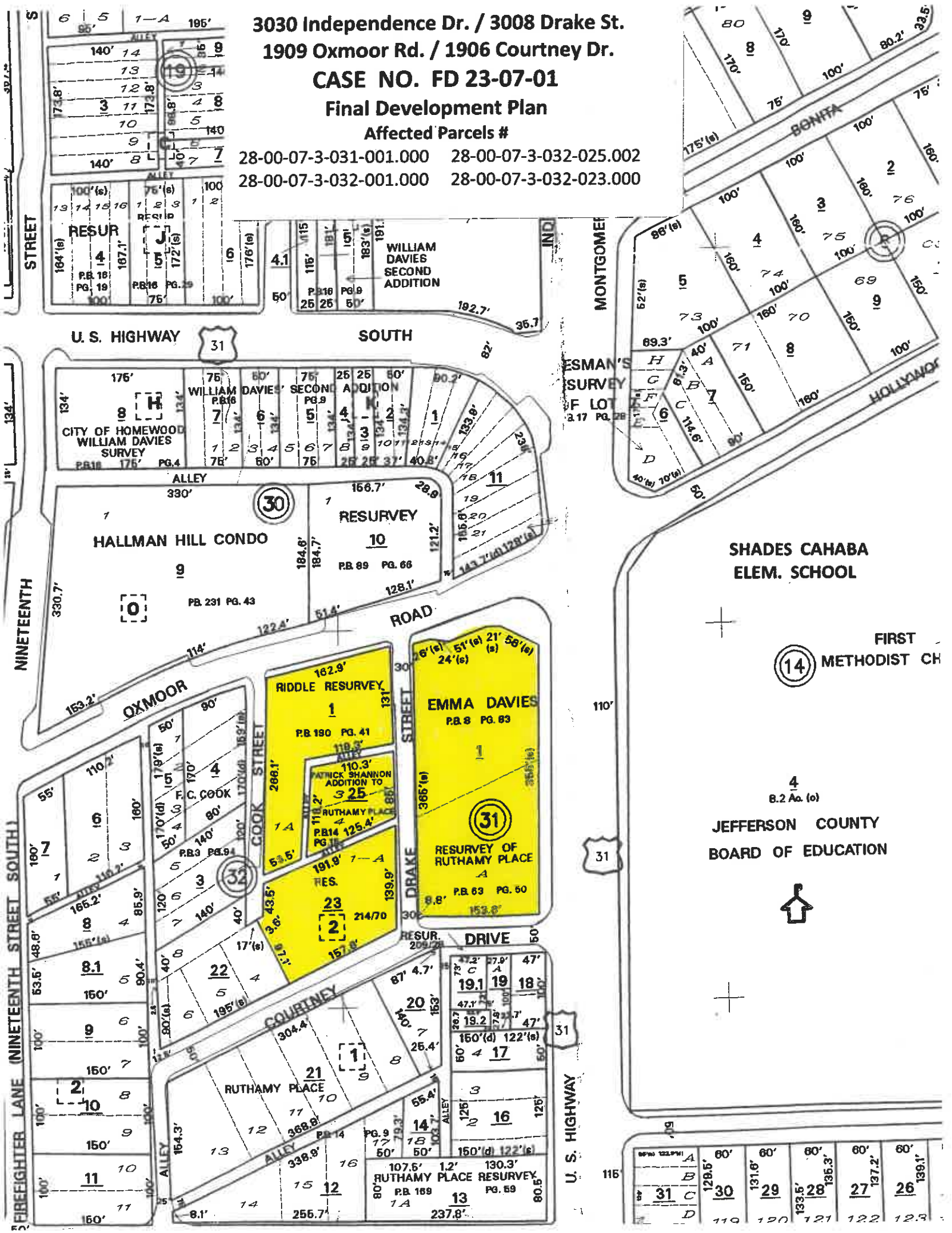
If you would like to view the live stream for this meeting, you will find the "Live Stream" link on our website (www.cityofhomewood.com) on the home page, or you can connect directly via: www.cityofhomewood.com/live-stream.

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 reference the case number or address in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website (cityofhomewood.com) by clicking on the "Upcoming Meetings/Planning Commission" tab approximately one week before the scheduled meeting.

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

3030 Independence Dr. / 3008 Drake St.
1909 Oxmoor Rd. / 1906 Courtney Dr.
CASE NO. FD 23-07-01
Final Development Plan
Affected Parcels #
28-00-07-3-031-001.000 28-00-07-3-032-025.002
28-00-07-3-032-001.000 28-00-07-3-032-023.000



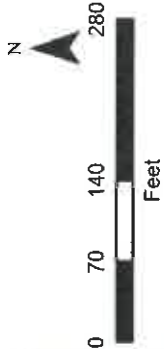
City of Homewood
PC Case Map

3030 Independence Dr.
1909 Oxmoor Rd
3008 Drake St.
1906 Courtney Dr.

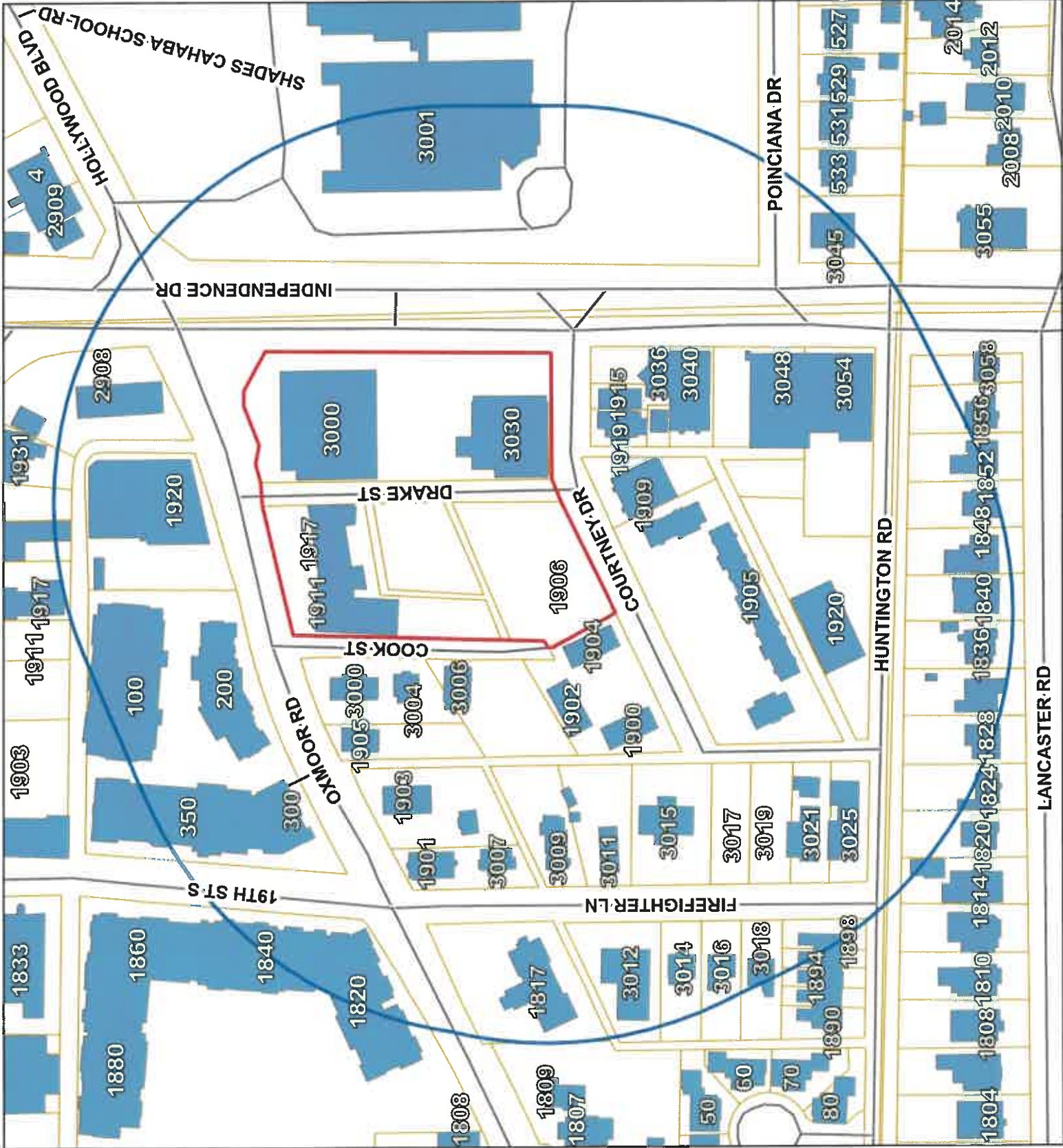
FD 23-07-01
RZ 23-07-02

Vicinity Map

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



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



[illegible]

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FD 23-07-01 & RZ 23-07-02 : Bird's Eye View looking East



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

1. Date application filed: June 7, 2023 Requested hearing date: August 1, 2023
2. Applicant: McConnell White & Terry Realty And Insurance Company
Phone (s): (give several Phone Numbers) (205) 870-0400
Address: 2925 Cahaba Road Mountain Brook AL 35223
City State Zip
3. Owner: McConnell White & Terry Realty And Insurance Company
Phone(s): (205) 870-0400
Address: 2925 Cahaba Road Mountain Brook AL 35223
City State Zip
4. Attach/give a complete legal description: See Supplemental Material.
5. Property location: 1906 Courtney Drive, Homewood, AL 35209
6. Tax Map Parcel I.D. Number(s): 28-00-07-3-032-023.000
7. Acreage: 0.56 Acres
8. Existing Zoning: C-1 Existing land use: N/A
9. Proposed Zoning: C-2 Proposed and use: Commercial
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: _____ President

Signature of authorization by Owner: _____

FOR CITY USE ONLY

\$ 250.00 application fee received on JUNE 7, 2023 by Receipt # 497867

Application received by: FRED GOODWIN on JUNE 7, 2023

June 7, 2023

Planning Commission
City of Homewood
2850 19th Street South
Homewood, Alabama 35209

Attention: Secretary to the Planning Commission

Reference: Homewood Piggly Wiggly Redevelopment – Rezoning Application

Dear Planning Commission,

I am the owner of four contiguous properties known as 1909 Oxmoor Road, 3008 Drake Street, 3030 Independence Drive, 1906 Courtney Drive, Birmingham, AL 35209. At present, three of these properties have the same zoning designations and one of these properties has a different zoning designation.

The reason for this request is to have a consistent zoning designation across all four properties and would like to request a rezone of 1906 Courtney Drive, from the C-1 Zoning District to the C-2 Zoning District.

The legal description for the property requested to be rezoned is as follows:

Lot 1-A, according to the Resurvey of Lots 1, 2, and 3, Block 2 Ruthamy's Place, as recorded in Map Book 214, page 70, in the Probate Office of Jefferson County, Alabama.

Attached are the required application and fee to this letter for your consideration.

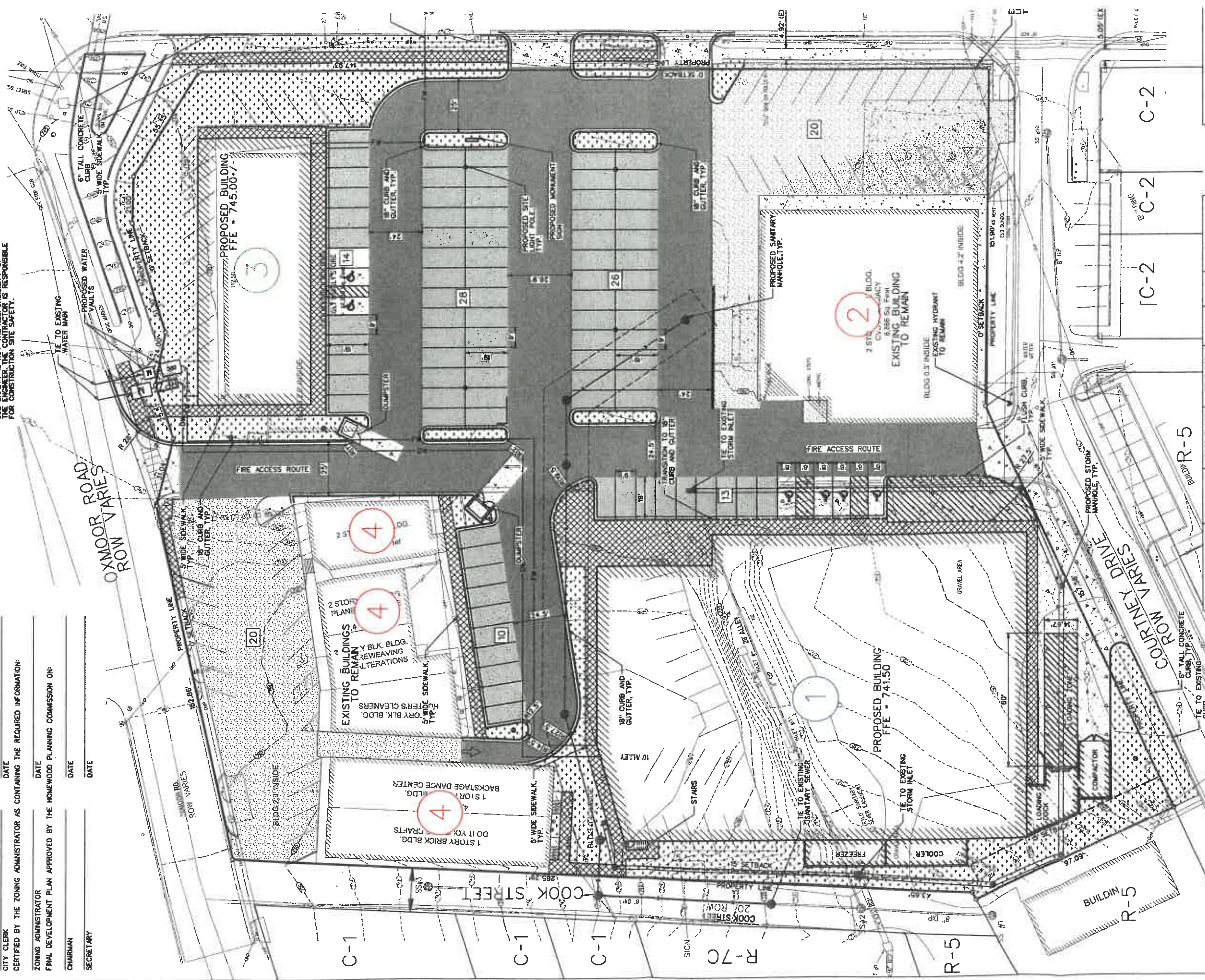
Sincerely,

Charles Terry
Owner

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

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITIES COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

Scale: 1" = 20'
Graphic Scale



GENERAL NOTES:
1. ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE.
2. ALL PUBLIC IMPROVEMENTS MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE SHALL CONFORM TO THE HOMEWOOD SUBDIVISION REGULATIONS.
3. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERTINENT ORDINANCES OF THE CITY OF HOMEWOOD.
4. ALL PROPOSED DRAINAGE FACILITIES HANDLING EXISTING FACILITIES VIA APPROPRIATELY-SIZED UNDERGROUND PIPING SYSTEM.

LEGEND:
EXISTING PAVEMENT TO REMAIN
CONCRETE PAVING
CONCRETE SIDEWALK
LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT
LANDSCAPING
PROPOSED SITE LIGHT POLE
EXISTING SITE LIGHT POLE

BUILDING DIRECTORY	BUILDING USE	GROSS FLOOR AREA	NET FLOOR AREA	STORIES	HEIGHT	PARKING PROVIDED
1. COMMERCIAL	GROCERY	27,850 SF	21,400 SF	1	40.0'	73 SPACES (PROPOSED)
2. EX. COMMERCIAL	CONVENIENCE STORE	8,866 SF	6,915 SF	1		20 SPACES (EXISTING)
3. COMMERCIAL	RETAIL	6,000 SF	4,800 SF	1	30.0'	18 SPACES (PROPOSED)
4. EX. COMMERCIAL	RETAIL	9,550 SF	7,392 SF	2		20 SPACES (EXISTING)
						TOTAL PROVIDED: 131 SPACES

FIRE PROTECTION PLAN
GENERAL FIRE PROTECTION NOTE
1. NEW GROCERY AND RETAIL BL TO BE SPRAWLED.
HYDRANT LOCATIONS:
EXISTING FIRE HYDRANT (CON COURTNEY DRIVE AND DRAKE ST)
SEE SITE PLAN FOR DIMENSIONS
LOCATIONS OF PROPOSED FIRE PROTECTION MEASURES AND SYSTEMS TO BE DESIGNED AND APPROVED BY THE CITY OF HOMEWOOD. THE FIRE PROTECTION CODE AS ADOPTED BY THE CITY OF HOMEWOOD.

FINAL DEVELOPMENT PLAN
DRAWN BY: J.E.S.
CHECKED BY: A.S.P.
FILE NAME: 2018_Development Plan

PIGGLY WIGGLY REDEVELOPMENT
HOMEWOOD, ALABAMA

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, beginning at **6:00 P.M., on Tuesday, July 11, 2023.** As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

McConnell White & Terry Realty and Insurance Company

for a proposed subdivision plat of land owned by:

McConnell White & Terry Realty and Insurance Company

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

1906 Courtney Drive

Parcel: 28-00-07-3-032-023.000

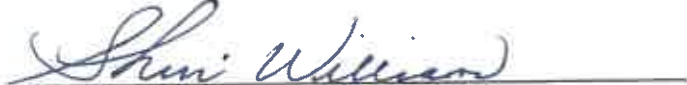
The proposal consists of a RE-ZONE

Purpose:

A request to rezone the subject property from C-1, Office Building District to a C-2, Neighborhood Shopping District zoning classification to facilitate the redevelopment of the Homewood Piggly Wiggly grocery store.

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 July 3, 2023, 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 23-07-02

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

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

If you would like to join 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 navigate via: <https://bit.ly/3Wxp2Hi>

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

A copy of the cases scheduled for consideration will be available for review on the City of Homewood’s website (cityofhomewood.com) under “Upcoming Meetings/Planning Commission” approximately one week before the scheduled meeting.

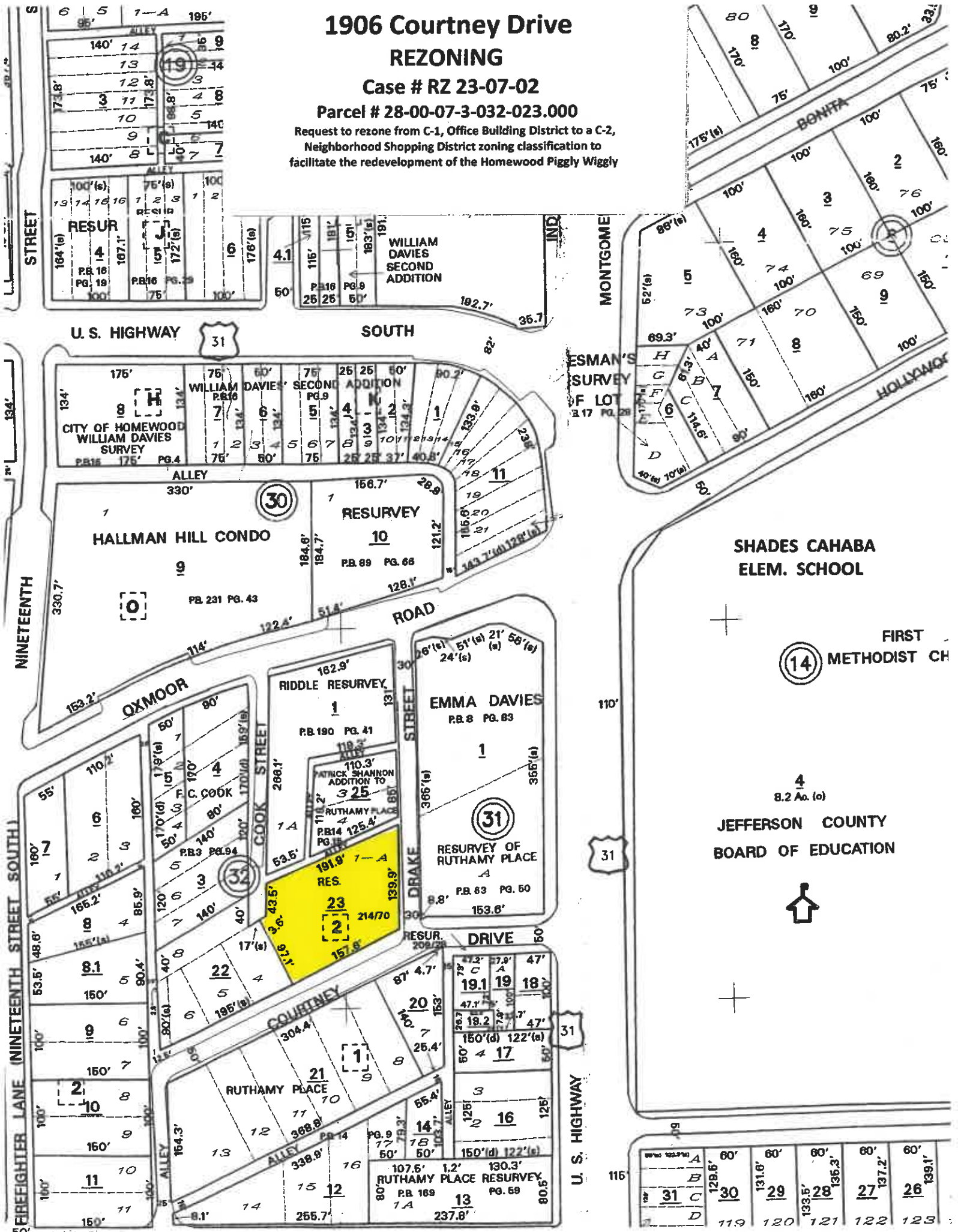
The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council’s Committee Workroom located on the 2nd floor behind the Council Chambers. While members of the public may attend and observe the work session, questions and/or comments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

1906 Courtney Drive REZONING

Case # RZ 23-07-02

Parcel # 28-00-07-3-032-023.000

Request to rezone from C-1, Office Building District to a C-2,
Neighborhood Shopping District zoning classification to
facilitate the redevelopment of the Homewood Piggly Wiggly



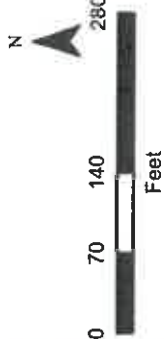
City of Homewood
PC Case Map

3030 Independence Dr.
1909 Oxmoor Rd
3008 Drake St.
1906 Courtney Dr.

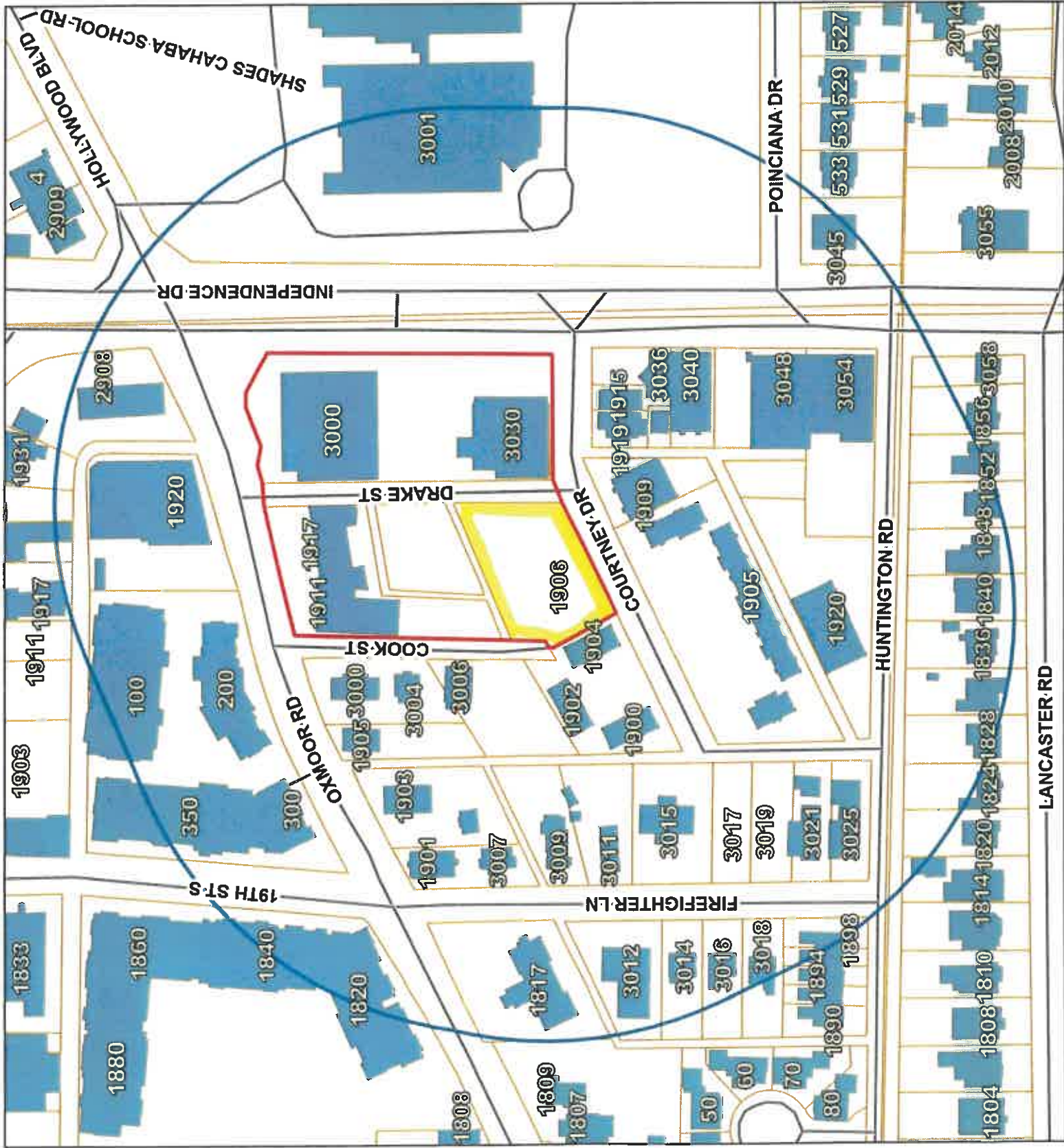
FD 23-07-01
RZ 23-07-02

Vicinity Map

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



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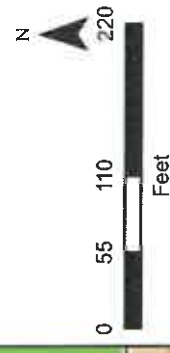
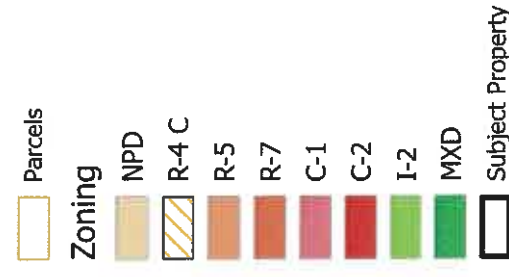


City of Homewood PC Case Map

**3030 Independence Dr.
1909 Oxmoor Rd
3008 Drake St.
1906 Courtney Dr.**

FD 23-07-01
RZ 23-07-02

Zoning Map



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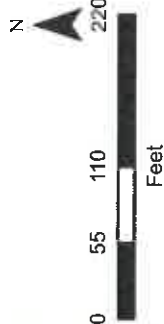
City of Homewood
PC Case Map

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3008 Drake St.
1906 Courtney Dr.

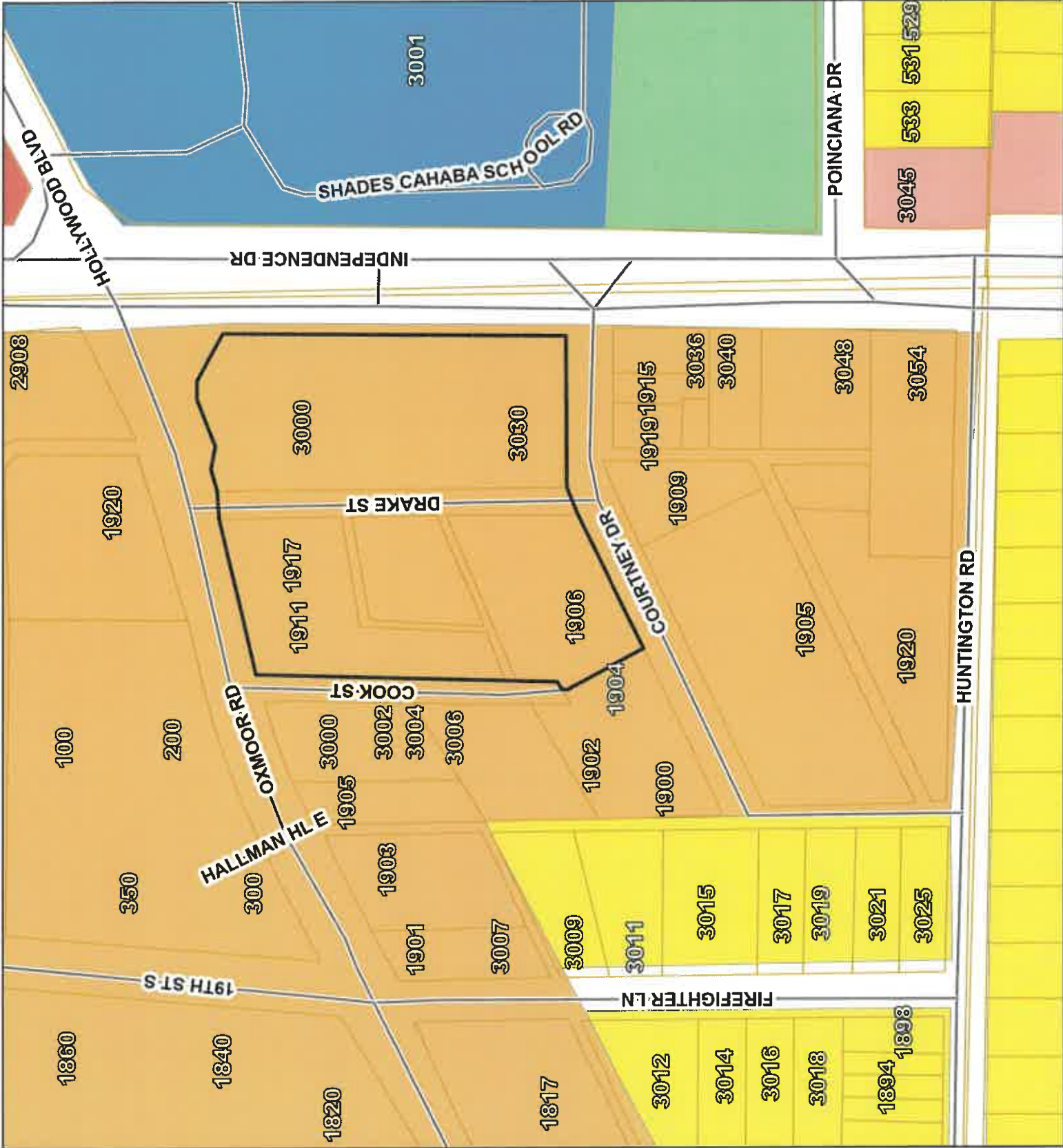
FD 23-07-01
RZ 23-07-02

Master Plan Land
Use Map

- Parcels
- Future Land Use**
- Commercial
- Institutional
- Mixed Use
- Office
- Parks and Rec
- Residential
- Subject Property



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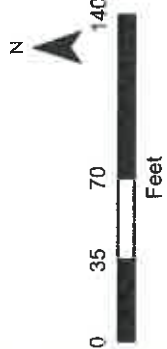
City of Homewood
PC Case Map

3030 Independence Dr.
1909 Oxmoor Rd
3008 Drake St.
1906 Courtney Dr.

FD 23-07-01
RZ 23-07-02

Aerial Photo

- Parcels
- Subject Property



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FD 23-07-01 & RZ 23-07-02 : Bird's Eye View looking East



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

1. Name of development: The Edge
2. Date application filed: 5/10/2023 3. Requested hearing date: 07/11/2023
4. Approval requested by this application
- ☐ Preliminary Development Plan
- ☐ Amendment to Preliminary Development Plan
- ☒ Final Development Plan
- ☐ Amendment to Final Development Plan
5. Applicant: Brian Hatcher
- Phone: (205) 251-4500
- Address: 880 Montclair Road, Suite 600, Birmingham, AL 35216
6. Owner: **REDACTED** GREENSPRING DEVELOPMENT, LLC
- Phone: _____
- Address: PO Box 590143, Birmingham, AL 35259
7. Attorney or authorized agent: _____
- Phone: _____
- Address: _____
8. Engineer: LBYD, Inc.
- Phone: (205) 488-4614
- Address: 880 Montclair Road, Suite 600, Birmingham, AL 35216
9. Surveyor: Arrington Engineering
- Phone: (205) 985-9315
- Address: 2032C Valleydale Road, Birmingham, AL 35244

10. Development Address(s): 815 Greensprings Highway, 35209

11. Tax map parcel number(s): 2900231002002.000

12. Acreage: 4.04 ac 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 MAY 10, 2023 by receipt # 321421

Scheduled hearing date: JULY 11, 2023

Application received by: FRED GOODWIN on MAY 10, 2023

PROJECT NARRATIVE

THE “ EDGE “

815 Green Springs Highway

(Case # FD 23-07-03)

The Edge development will include the renovation of two existing structures into multiple functions and provide new outdoor activity and seating areas to serve the functions. The two buildings will have restaurants, kitchens, retail and office spaces and the exterior space around the buildings will provide seating for restaurants, game areas and gathering space for events. A new commercial/retail building at the rear of the gathering space is also planned. Multiple existing entrances onto the property will be closed and one main entrance off of Green Springs Highway will be provided with access to parking for all functions. All parking and landscape areas will be provided in accordance with the City of Homewood’s Standards. In addition, a fence to protect the patrons within the development from the adjacent Green Springs Highway traffic is intended.

LEGAL DESCRIPTION

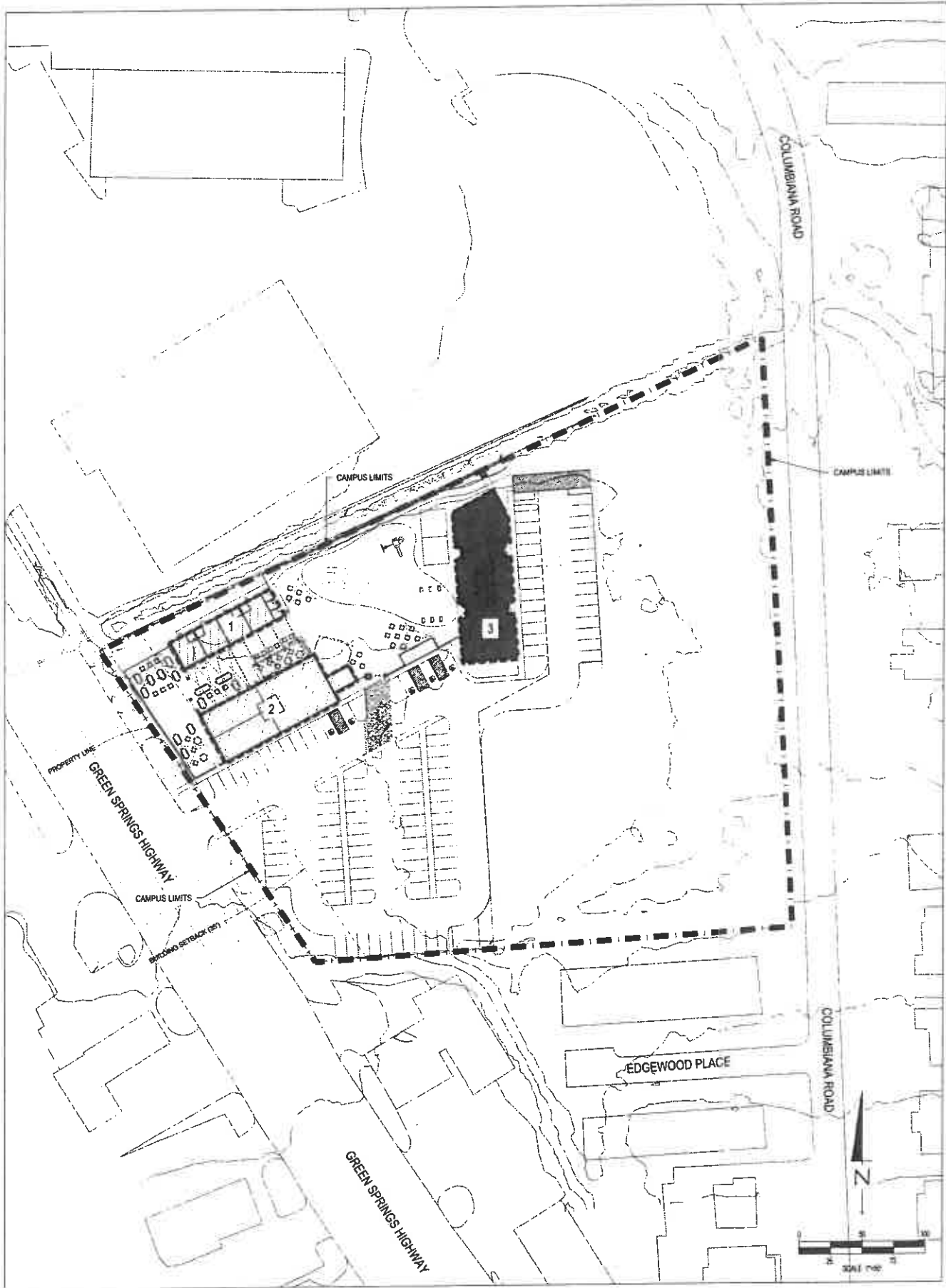
THE “ EDGE “

815 Green Springs Highway

(Case # FD 23-07-03)

A tract of land located in the Northeast ¼ of the Northeast ¼ of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama, more particularly described as follows:

Lot 1 in Shunnarah’s First Addition to Green Springs Highway, according to the plat there of recorded in Map Book 258, Page 93, in the Office of the Judge of Probate of Jefferson County, Alabama.



THE EDGE
PRELIMINARY DEVELOPMENT PLAN
MAY, 2023

NOT TO SCALE

SITE DEVELOPMENT DATA MATRIX

CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Gross Site Area = 175,982 s.f. = 4.04 Acres	Minimum lot area: 10,000 sf
Proposed Building Gross Floor = 11,954 s.f.	Maximum Allowable Building Gross Floor Area No Maximum
Total Proposed Ground Surface Coverage: By Building = 11,954 s.f. By Accessory Structures = 1,296 s.f. By Parking and service Pavement = 46,759 s.f. By Utility and Drainage Improvements = 0	No Maximum Area of Ground Coverage
Total = 60,009 s.f. % of Gross Site Area = 34.1%	Required Parking Spaces (Office) = 3 spaces per 1000 sf of floor area = 32 Spaces Required Parking Spaces (Restaurant) = 1.5 spaces per 100 sf of floor area = 64 Spaces Total Required Parking Spaces = 96 Spaces
Total Parking Spaces Provided = 105 spaces (stalls)	Required Loading Spaces = 1 Space for floor areas up to 30,000 sf = 1 Loading Space Required
Total Loading Spaces Provided = 1 space	Maximum Allowable Building Height = 45'
Proposed Building Height = 25'	

CONSTRUCTION SCHEDULE

START DATE: <u>AUGUST 2023</u>
END DATE: <u>AUGUST 2024</u>
CONSTRUCTION ACTIVITIES

NOTES:
1. PARCEL 2900231002002.000 WILL BE BROUGHT INTO COMPLIANCE WITH CITY OF HOMEWOOD'S LANDSCAPE ORDINANCE.

#	BUILDING DIRECTORY	BUILDING USE	GFA (SF)	STORIES	PARCEL #	NOTES
1	RESTAURANT	RESTAURANT	2,273	1	2900231002002.000	
2	RESTAURANT	RESTAURANT	4,465	1	2900231002002.000	
3	COMMERCIAL	OFFICE	5,216	2	2900231002002.000	

CAMPUS INCLUDES PARCELS (ZONING):
• 2900231002002.000 (GURD)

LEGEND

- NEW BUILDING
- INTERIOR BUILDING RENOVATION
- EXISTING BUILDING
- CAMPUS LIMITS

This plan has been reviewed by the Fire Marshal of the Homewood Fire Department, and has been found to be in compliance with the Fire Marshal's emergency response requirements for hydrants accessibility and with the Fire Marshal's criteria for structure accessibility and for fireways designated and/or reserved for emergency vehicular access and circulation.

Fire Marshal,
Homewood Fire Department

Fire Department Connection to be approved by Homewood Fire Marshal prior to building construction

Applicants shall read and initial:
The approved Amended Final Development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

- Applicant's Initials _____
NOTES
- All future light poles will not exceed the height allowed by Homewood Ordinances.
 - A minimum 10' wide planted buffer is required between "I-3" districts and all adjacent residential district. Any variance from this requirement will require BZA approval.
 - All signage shall comply with the Homewood Sign Ordinance.
 - Buildings shall be no closer than 25 feet from a public street, nor 15 feet from a district boundary.
 - All public improvements, made in connection with the development of this site, shall conform to the Homewood Subdivision Regulations.
 - All construction shall conform to the building codes and pertinent ordinances of the City of Homewood.
 - Traffic striping and signage is appropriate for this development.
 - All prepared drainage facilities handling surface runoff to be connected to existing facilities via appropriately sized underground piping system.
 - All landscaping will meet or exceed City of Homewood landscape ordinances.

The applicant's Amended Final Development plan is certified by the Zoning Administrator as containing the required information:

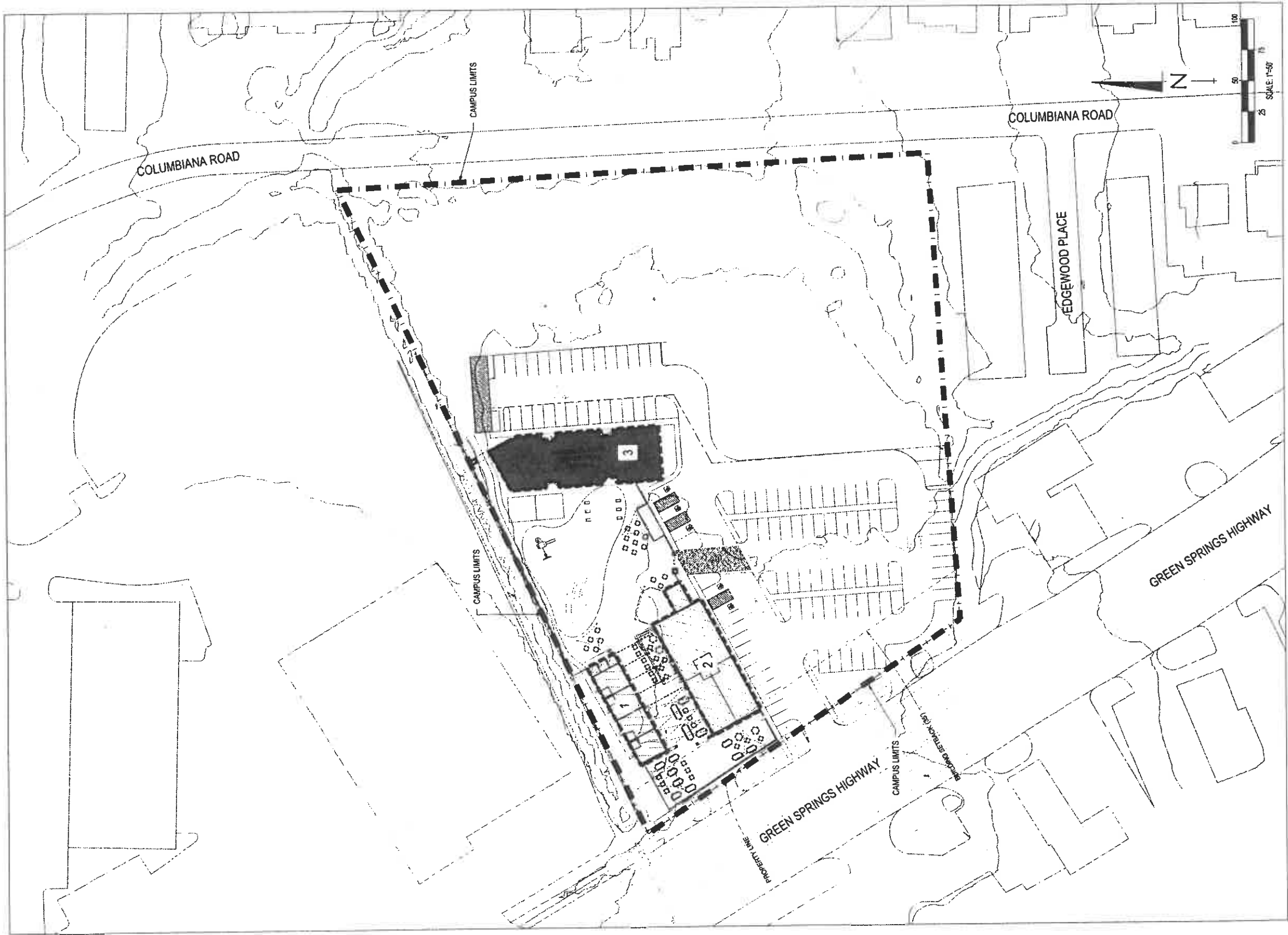
Zoning Administrator

Amended Final Development Plan approved by resolution of the Homewood Planning Commission on: _____

Chairman

Secretary





NOT TO SCALE

THE EDGE
PRELIMINARY DEVELOPMENT PLAN
MAY, 2023

CONC
Grass
Propc
Total
By B
By A
By P
By U
Total
% of
Total
(stall)
Total
Prop

NO
1

#
1
2
3

This plan
Depicts
Municipal
reserve
Fire Mc
Homes
Fire De
Municipal
Owner



SITE DEVELOPMENT DATA MATRIX		
CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE	
Gross Site Area = 175,982 s.f. = 4.04 Acres	Minimum lot area: 10,000 sf	
Proposed Building Gross Floor = 11,954 s.f.	Maximum Allowable Building Gross Floor Area No Maximum	
Total Proposed Ground Surface Coverage: By Building = 11,954 s.f. By Accessory Structures = 1,296 s.f. By Parking and service Pavement = 46,759 s.f. By Utility and Drainage Improvements= 0	No Maximum Area of Ground Coverage	
Total = 60,009 s.f. % of Gross Site Area = 34.1%		
Total Parking Spaces Provided = 105 spaces (stalls)	Required Parking Spaces (Office) = 3 spaces per 1000 sf of floor area= 32 Spaces Required Parking Spaces (Restaurant) = 1.5 spaces per 100 sf of floor area. = 64 Spaces Total Required Parking Spaces = 96 Spaces	
Total Loading Spaces Provided = 1 space	Required Loading Spaces = 1 Space for floor areas up to 30,000 sq ft= 1 Loading Space Required	
Proposed Building Height = 26'	Maximum Allowable Building Height = 45'	

- NOTES:
1. PARCEL 2900231002002.000 WILL BE BROUGHT INTO COMPLIANCE WITH CITY OF HOMEWOOD'S LANDSCAPE ORDINANCE.

#	BUILDING DIRECTORY	BUILDING USE	GFA (SF)	STORIES	PARCEL #	NOTES
1	RESTAURANT	RESTAURANT	2,273	1	2900231002002.000	
2	RESTAURANT	RESTAURANT	4,465	1	2900231002002.000	
3	COMMERCIAL	OFFICE	5,216	2	2900231002002.000	

CAMPUS INCLUDES PARCELS (ZONING):

- 2900231002002.000 (GURD)

LEGEND

NEW BUILDING

INTERIOR BUILDING RENOVATION

EXISTING BUILDING

CAMPUS LIMITS

This plan has been reviewed by the Fire Marshal of the Homewood Fire Department, and has been found to be in compliance with the Fire Marshal's emergency response requirements for hydrants accessibility and with the Fire Marshal's criteria for structure accessibility and for thoroughfares designated and/or reserved for emergency vehicular access and circulation

Fire Marshal: _____ Date _____
Homewood Fire Department

Fire Department Connection to be approved by Homewood Fire Marshal prior to building construction

Owner: _____ Date _____

- Applicants shall read and initial:
- The approved Amended Final Development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the sub-division of land and the dedication of public improvements.
- Applicant's Initials _____
- 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 "A-3" districts and all adjacent residential district. Any variance from this requirement will require BZA approval.
 3. All signage shall comply with the Homewood Sign Ordinance.
 4. Buildings shall be no closer than 25 feet from a public street, nor 15 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 via appropriately sized underground piping system.
 9. All landscaping will meet or exceed City of Homewood landscape ordinances.

CONSTRUCTION SCHEDULE
START DATE: AUGUST 2023
END DATE: AUGUST 2024
CONSTRUCTION ACTIVITIES

The applicant's Amended Final Development plan is certified by the Zoning Administrator as containing the required information:

_____ 20__

Zoning Administrator

Amended Final Development Plan approved by resolution of the Homewood Planning Commission on:

_____ 20__

Chairman _____ Secretary _____



black design architecture



TheEdgeHomewood.com

black design architecture





CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, July 11, 2023.** As an option, the Public Hearing is also being held as an on-line meeting.
(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).

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

Brian Hatcher / LBYD Engineers, Inc.

for a proposed subdivision plat of land owned by:

Greensprings Development, LLC

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

815 Green Springs Highway

Parcels: 29-00-23-1-002-002.000

The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

A request for approval of a Final Development Plan for the proposed redevelopment of a 4- acre site for a new mixed-use development centered around the renovation of two existing buildings containing multiple functions and uses including restaurants, retail, and office spaces, as well as the planned construction of a new 5,200 sq. ft. commercial /retail building, along with associated parking, landscaping and other site improvements.

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

This notice is sent by U.S. mail on or before July 3, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # FD 23-07-03

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

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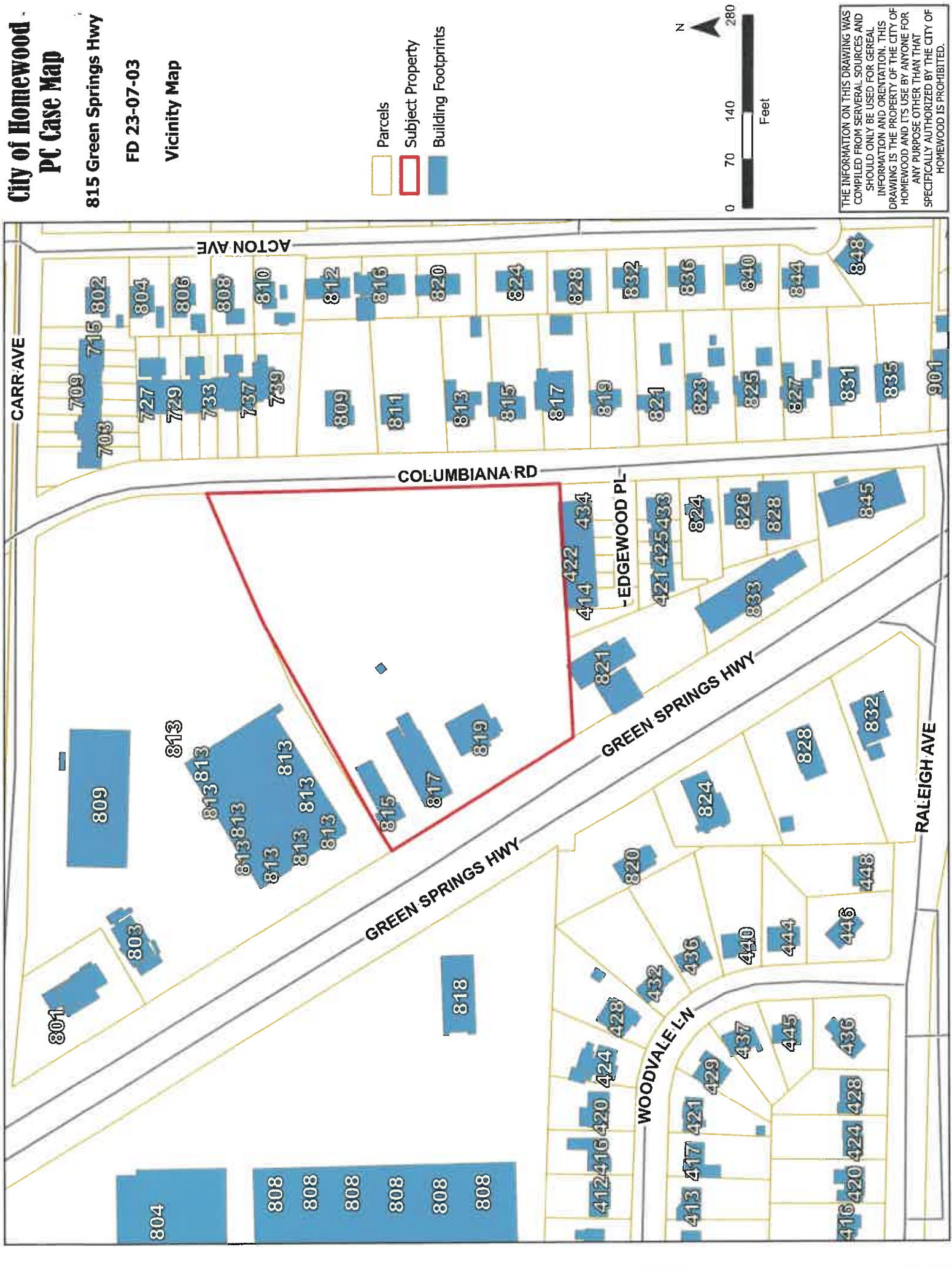
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**815 Green Springs Highway
FINAL DEVELOPMENT PLAN
CASE NO. FD 23-07-03
Parcel # 29-00-23-1-002-002.000**

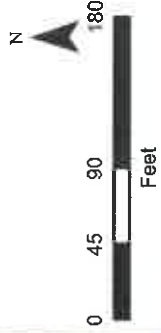
Parcel # 29-00-23-1-002-002.000

5



City of Homewood
PC Case Map
815 Green Springs Hwy
FD 23-07-03
Aerial Map

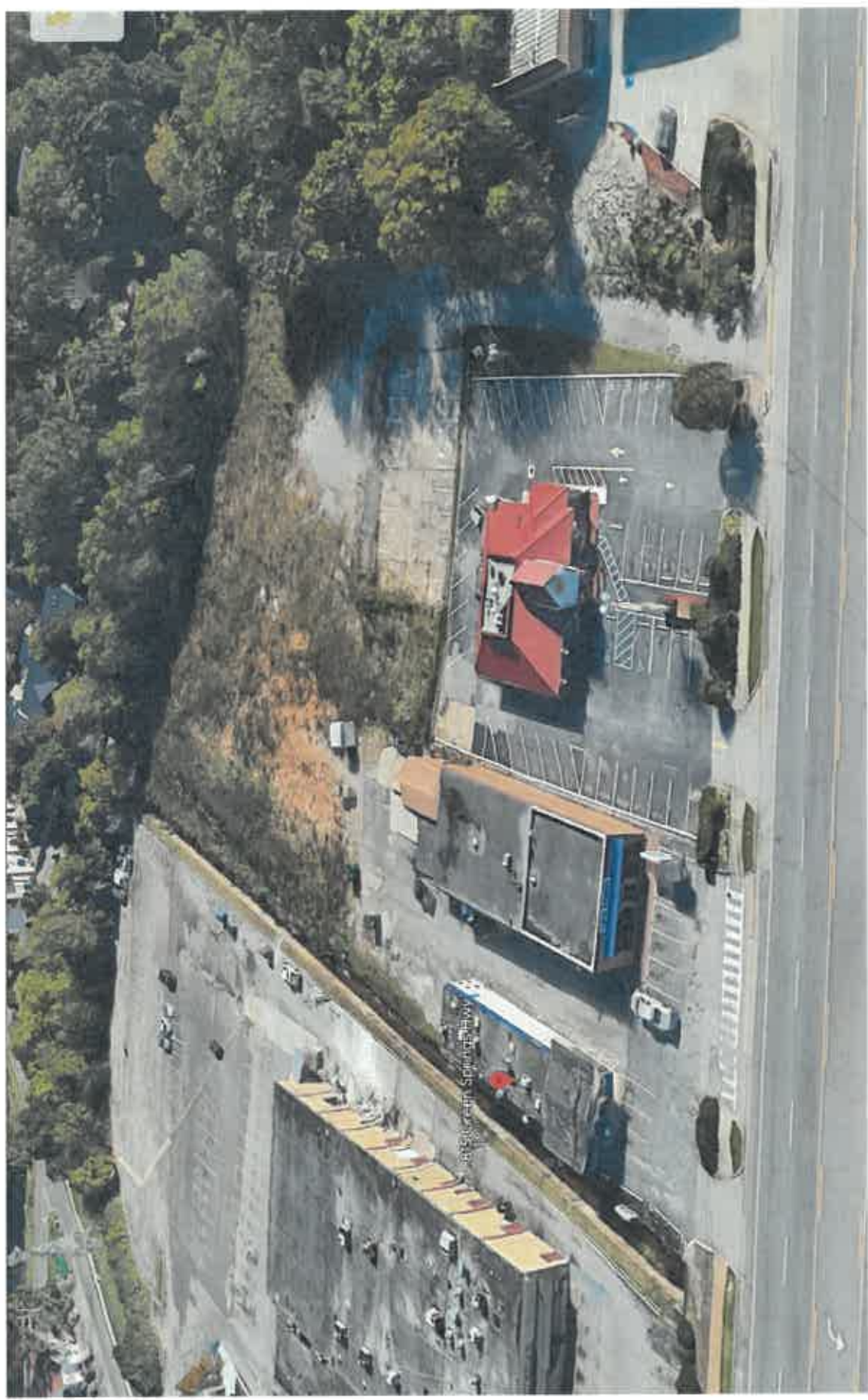
 Parcels
 Subject Property



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FD 23-07-03: Bird's Eye View Looking NE



RS 23-07-04

Form IX.

APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION (SUBJECT PROPERTY -
232 GREEN SPRINGS HIGHWAY)

Physical Address: 198 to 248 Green Springs Hwy, Homewood AL 35209

Date application filed: MAY 10, 2023 Vacant lot(s)? None

Subdivision location: Green Springs Shopping Center

Tax map Parcel I.D. Number(s): 29 00 14 3 002 003.002

Acreage: 16.0351 Number of proposed lots: 6

Current Zoning: GURD Proposed land use: Commercial

Activity requested by applicant: (please check as applicable)

Divide Property: Create Lot Move lot line(s): _____

Combine Property: _____ Other: _____

Applicant: Park Grimmer Owner: Green Springs Center, LLC

Phone: REDACTED Phone: REDACTED

Address: 200 Green Springs Hwy Address: 200 Green Springs Hwy

Homewood AL 35209 Homewood AL 35209

City State Zip City State Zip

REDACTED

REDACTED

Signature of Applicant Signature of Owner

Registered Land Surveyor: John Stanley Parks PE & LS 12579

Phone: (205) 617-7475

Address: 1840 Dorchester Road

Trandale AL 35210-2616

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on MAY 10, 2023

\$ 200.00 Application fee* received on MAY 10, 2023 by receipt # 321422

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
RESURVEY OF A RESURVEY OF GREEN SPRINGS
SHOPPING CENTER AS RECORDED IN MAP BOOK
251 PAGE 90

A COMMERCIAL SUBDIVISION SITUATED IN THE
SW 1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 3 WEST
HUNTSVILLE PRINCIPAL MERIDIAN,
JEFFERSON COUNTY, ALABAMA.

OWNER: GREEN SPRINGS CENTER, LLC BY: JOHN S. PARKS, PE & LS
200 GREEN SPRINGS HWY. 1840 DORCHESTER ROAD
BIRMINGHAM, AL 35209 BIRMINGHAM, AL 35210
TEL. NO. (205) 290-2712 TEL. NO. (205) 617-7475

DATE: May 3, 2023 FILE 23-003

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned John S. Parks, Professional Land Surveyor, State of Alabama, and Green Springs Center, LLC as Owner, 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 was made at the instance of said Owner; that this plat or map is a true and correct plat or map of lands shown therein and known as A Resurvey Of A Resurvey Of Green Springs Shopping Center, As Recorded in Map Book 251, Page 90, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and showing the relation of the lands to the government survey of the SW 1/4 of Section 14, Township 19 South, Range 3 West, Jefferson County, Alabama, 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 owner also certifies that they are the owner of said property shown hereon, which property is located within the subdivision jurisdiction of the City of Homewood, Alabama, that they freely offer this plat and dedicate to public use the access and drainage easements as shown on this plat and that they will maintain such areas until the property is accepted by the City Council. Said owner also certifies that the property is not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee: Country Life Insurance Company. Said surveyor hereby certifies that all parts of this survey and drawing have been completed in accordance with the current Standards of Practice for Surveying in the State of Alabama to my knowledge, information, and belief. This is a specific purpose survey: Subdivision.

BY SURVEYOR:

Dated _____, 2023

John S. Parks, AL L.S. No. 12579

BY OWNER:

Samuel F. Grimmer, Member
Green Springs Center, LLC

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that John S. Parks, whose name is signed as Surveyor, and Samuel F. Grimmer, whose name is signed as Member of Green Springs Center, LLC, Owner and both of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, they executed same voluntarily as such individuals with full authority therefor.

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

Notary Public
My Commission Expires _____

FINAL PLAT APPROVED BY RESOLUTION OF THE HOMEWOOD PLANNING COMMISSION ON _____, 2023.

APPROVED FOR RECORDING:

Chairman _____ Secretary _____
Voting Administrator _____

NOTE: Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewer. 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.

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES
FOR RECORDING PURPOSES ONLY

Legend and Abbreviations:

Overhead wires with pole
Centerline
Right-of-Way
Lot Corner Monument Designations:
IPF Iron Pin or Pipe Found
OPF Open Iron Pipe Found
CIFF Crimped Iron Pipe Found
IPS Iron Pin Set - 1/2" dia. rebar with yellow plastic cap marked "JS PARKS PLS 12579"
BDS 1 3/8" Dia. Brass Disc Set Marked "JS PARKS PLS 12579"
Directions:
N North
E East
S South
W West
Angular Measure:
Degree
Minute
Second
Horizontal Distance:
Foot
Inch

The following areas have been calculated using the monumented corners as indicated on this plat:
LOT AB 626,037 S.F. 14.3718 ACRES
LOT C 16,968 S.F. 0.3895 ACRE
LOT D 16,442 S.F. 0.3775 ACRE
LOT E 37,256 S.F. 0.8553 ACRE
LOT F 19,228 S.F. 0.4185 ACRE
TOTAL 714,533 S.F. 16.4126 ACRES
(1 Acre = 43,560 S.F.)

SCALE: 1" = 50'



INTERSTATE HWY. 1-65 R.O.W. WIDTH VARIES

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as a public hearing notice by the Homewood Planning Commission of a meeting to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, July 11, 2023.** As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

Park Grimmer

for a proposed subdivision plat of land owned by:

Green Springs Center, LLC

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

232 Green Springs Highway

Parcel ID: 29-00-14-3-002-003.002

The proposal consists of a RESURVEY

Purpose:

A request for approval of a Resurvey subdividing the subject property to create a new lot (Lot F) to facilitate additional commercial development.

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

This notice is sent by certified mail on or before July 3, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RS 23-07-04

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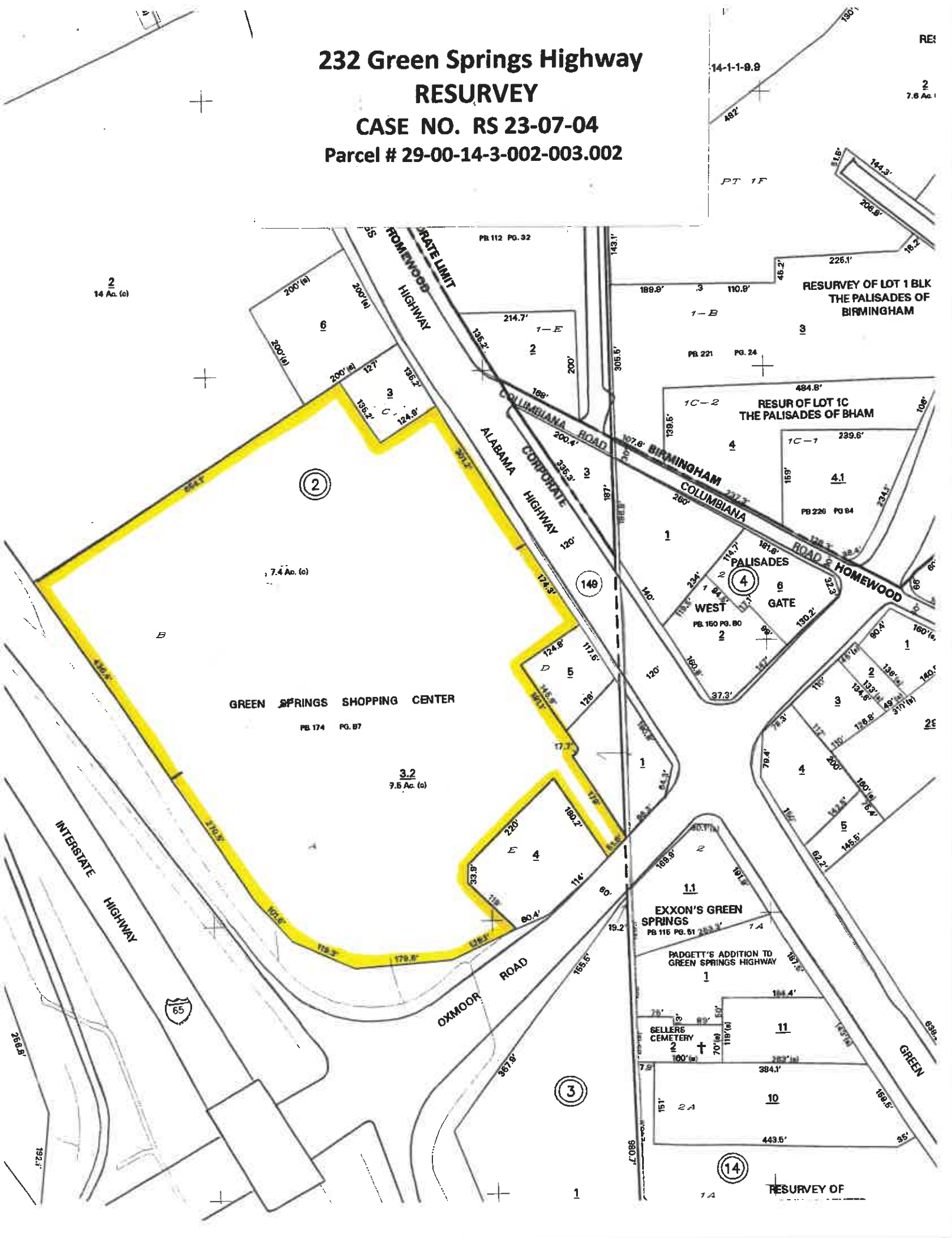
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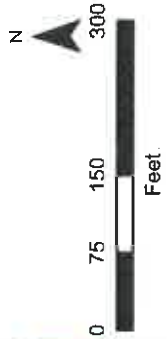
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232 Green Springs Highway
RESURVEY
CASE NO. RS 23-07-04
Parcel # 29-00-14-3-002-003.002

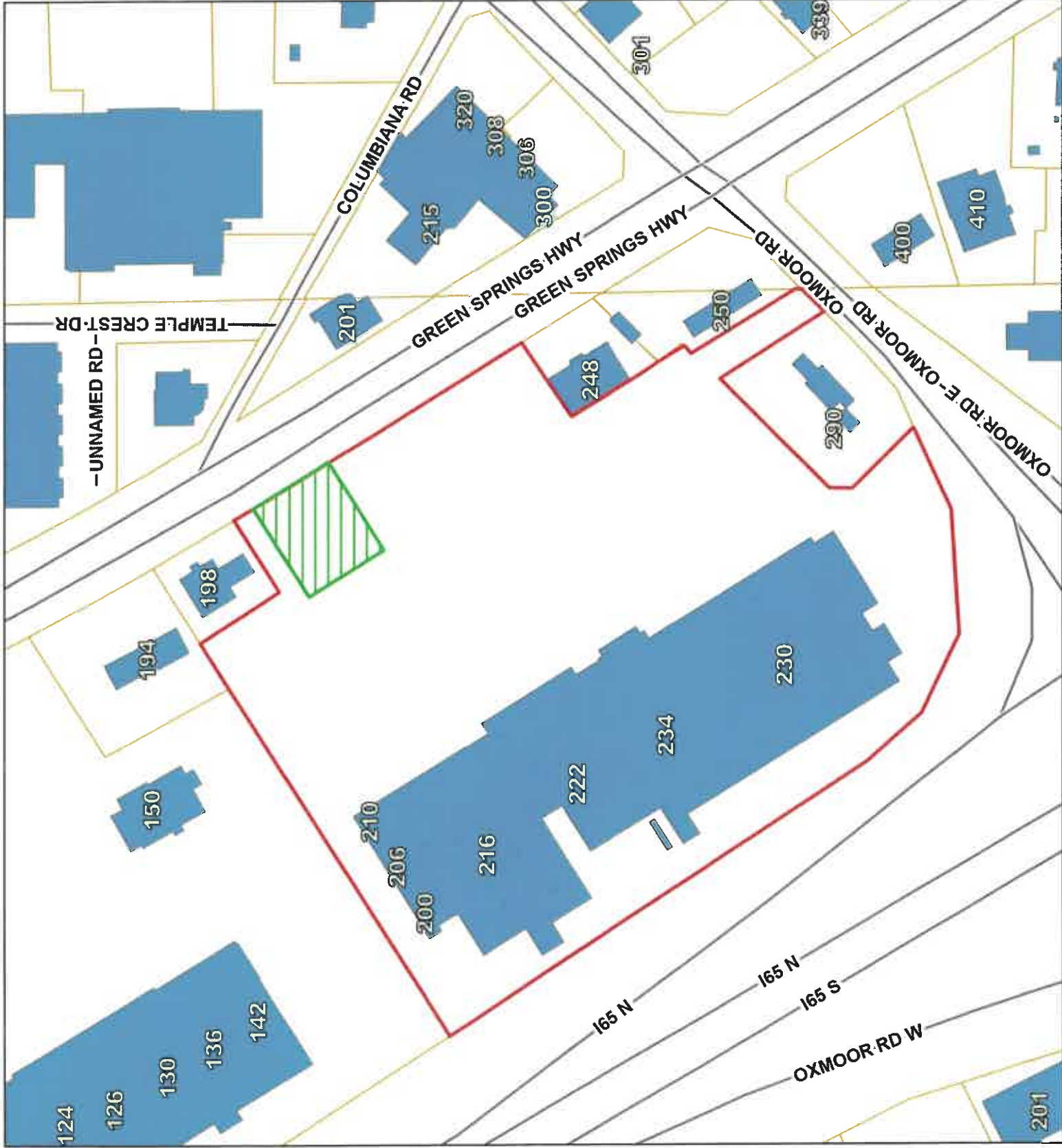


City of Homewood
PC Case Map
232 Green Springs Hwy
RS 23-07-04
Vicinity Map

- Parcels
- Subject Property
- Proposed Lot
- Building Footprints



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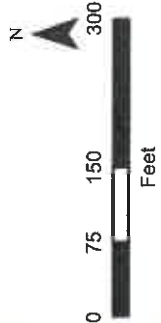
City of Homewood
PC Case Map

232 Green Springs Hwy

RS 23-07-04

Aerial Map

Parcels
Subject Property



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RS 23-07-04: Bird's Eye View looking West.

