

AGENDA
PLANNING AND DEVELOPMENT
COMMITTEE MEETING
July 21, 2025
(Immediately Following Public Works Committee Meeting)

Roll Call: Jennifer Andress (Chair), Andy Gwaltney, Andrew Wolverton, Nick Sims, and Jalete Nelms.

Dispense of Reading and Approval of Minutes: Planning and Development Committee Meeting of June 16, 2025

OLD BUSINESS:

None.

NEW BUSINESS:

- 10.07.25** Request for consideration of an Amended Development Plan for property at 124 South Pointe Drive (PID #29-00-23-2-013-012.000) for South Wood Subdivision to permit the construction of a 10' X 10' covered porch to be attached to a single-family house; said porch to be located 14.1 ft. from the rear property line
Applicant/Owner: Matthew York (The Planning Commission had a vote of 6-0 for a favorable recommendation) – **Cale Smith, PE**
- 11.07.25** **Public Hearing set for August 11, 2025 at 6:00 p.m.** for consideration to rezone 1833 29th Avenue South (PID #28-00-07-3-029-001.000) from I-2 (Institution District) to C-4 (a) (Retail Shopping District). Applicant: Michael A. Mouron /Owner: City of Homewood 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. 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 property retaining its I-2 zoning classification in support of the planned development of a small public park for Homewood's citizens. (The Planning Commission had a vote of 6-0 for a favorable recommendation) – **Cale Smith, PE**

Tabled items:

12.02.25 **Request for consideration to rezone property at 101-109 Hugh Circle, consisting of 9 residential lots (including Hugh Circle ROW) and comprising 7.07 acres** (PID # 28-00-18-4-000-007.000 – 28-00-18-4-000-015.000) from NPD (Neighborhood Preservation District) to PR-2 (Planned Residential District to facilitate the development of a Senior Living housing community. Applicant: Kadre Engineering, LLC / Owner: The First Baptist Church of Birmingham (The Planning Commission had a vote of 2-5 for an unfavorable recommendation) – **Cale Smith, PE (Tabled 6/16/25)**

13.02.25 **Request for consideration of a Final Development Plan for property at 101-109 Hugh Circle, consisting of 9 residential lots (including Hugh Circle ROW) and comprising 7.07 acres** (PID # 28-00-18-4-000-007.000 – 28-00-18-4-000-015.000) for the planned construction of the Lakeshore Senior Living housing development, to include a three-story assisted living / memory care facility, 24 independent living rental cottages, and a community clubhouse, as well as associated parking, landscaping and other site improvements. Applicant: Kadre Engineering, LLC / Owner: The First Baptist Church of Birmingham (The Planning Commission had a vote of 2-5 for an unfavorable recommendation) – **Cale Smith, PE (Tabled 6/16/25)**