

**Homewood Planning Commission
Agenda
Tuesday, September 1, 2026, 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.*

Individuals 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, <i>Chair</i>	Callan Childs
Erik Henninger, <i>Vice Chair</i>	Giani Respinto
Nick Sims	Paige Willcutt
Jarred Stamps	Jeff Underwood
Patrick Harwell	

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes – August 4, 2026**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business**
- VI. New Business**
 - 1. Case # RS 26-09-01: 173 Oxmoor Road, Parcel ID: 29-00-23-2-003-005.000, Applicant: Weygand Surveyors, Owner: Under Vulcan, LLC.** Purpose: A request for approval of a resurvey subdividing an existing developed lot into two separate lots; one of which would continue to serve as the site for Weygand Surveyors, while the second lot would be vacant preparatory to its planned future development.

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.

2. **Case # RS 26-09-02: 184 Oxmoor Road (Lot B) and 516 Scott Street (Lot A), Parcel ID: 29-00-23-2-005-010.000 and 29-00-23-2-005-011.000, Applicant: Weygand Surveyors, Owner: UV 184 Oxmoor, LLC.** Purpose: A request for approval of a resurvey to adjust the common boundary line between two adjacent lots resulting in the merging of the western half of one lot (Lot A) into the other lot (Lot B); said resurvey resulting in the transfer of approximately 5,617 sq. ft. from Lot A to Lot B for the purpose of expanding the area available for additional parking to support the future redevelopment of Lot B.

3. **Case # RS 26-09-03:215 West Valley Avenue, Parcel ID: 29-00-15-4-005-003.000, Applicant: Trademark Engineering Services, Inc., Owner: Alhejazen Family Revocable Trust** Purpose: A request for approval of a resurvey subdividing an existing developed lot into two separate lots; one of which would continue to serve as the site for an existing convenience store, while the second lot would be cleared as the site for the construction of a new restaurant.

4. **Case # RZ 26-09-04: 832 Green Springs Highway, Parcel ID: 29-00-02-31-003-024.000, Applicant: Brian Hatcher / Kadre Engineering, Owner: AL Green Springs, LLC** Purpose: A request for the Planning Commission to recommend that the City Council consider the removal of a required 20-ft. wide green belt buffer along the western portion of the subject property as set forth in Ordinance No. 1359, adopted February 9, 1981; said buffer to be replaced with a 10-ft. wide landscape buffer in compliance with the site's current GURD zoning classification as a means to facilitate a redevelopment of the property for the construction of a new restaurant.

VII. **Recommendations of the Nominating Committee for the positions of Chairman and Vice-Chairman.**

VIII. **Election of Chairman and Vice-Chairman for the 2026-2027 term.**

IX. **Communications from Staff.**

X. **Adjournment**

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 173 Oxmoor Rd, Homewood, AL 35209

Date application filed: 7/13/2026 Vacant lot(s)? No

Subdivision location: LOT 1-A UNDER THE VULCAN RESURVEY OF OXMOOR ROAD PB 262 PG 22

Tax map Parcel I.D. Number(s): 2900232003005000

Acreage: .66 Number of proposed lots: 2

Current Zoning: WHD Proposed land use: Lot A (office), Lot B (future)

Activity requested by applicant: (please check as applicable)

Divide Property: [checked] Move lot line(s):

Combine Property: Other:

Applicant: Weygand, LLC represented by Brian Krogsgard Owner: Under Vulcan, LLC represented by Brian Krogsgard

Phone: 205-942-0086 Phone: 205-942-0087

Address: 173 Oxmoor Rd Address: 173 Oxmoor Rd

Homewood AL 35209 Homewood AL 35209

City State Zip City State Zip

[Signature] Signature of Applicant [Signature] Signature of Owner

Registered Land Surveyor: Jeffery N Lucas, of Weygand, LLC

Phone: 205-942-0086

Address: 173 Oxmoor Rd

Homewood AL 35209

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on JULY 13, 2026

\$ 200.00 Application fee* received on AUG. 20, 2026 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

Homewood Planning Commission

Narrative Letter for the Resurvey of 173 Oxmoor Rd

Dear Members of the Planning Commission and City Council,

I am submitting the resurvey of 173 Oxmoor Rd to subdivide one existing property into two separate compatible properties, each of which is able to meet the criteria set forth by WHD Zoning classification.

The resurvey is intended to create two roughly equal lots. One lot will maintain the existing building. The second lot will be initially vacant.

The new lot to the east is able to withstand a new building footprint, use the existing curb cut for the current building, and have ample parking in the rear. While this future development option is on the table, there are no current development plans.

The new lot to the west will maintain the existing office structure and will require a new curb cut to the west of the building for long term access that is independent from current access that is achieved via the newly created neighboring lot. This lot will also still have ample parking availability in the rear. Aside from the new curb cut there are no existing development plans.

This change will offer the opportunity to create greater density on the existing lot, while maintaining the requirements for building and parking in WHD.

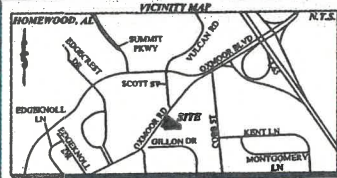
I am happy to answer any relevant questions or share information as needed that would aid in making a decision.

Sincerely,



Brian Krogsgard
Under Vulcan, LLC
173 Oxmoor Rd
Birmingham, AL 35209

- LEGEND
- (C) CALCULATED
 - (F) FIELD MEASURED
 - (D) DEED/RECORD
 - (P) PLAT/APP
 - (T) TYPICAL
 - N/R NOT RECOVERED
 - R.O.W. RIGHT OF WAY
 - S.F. SQUARE FEET
 - DB DEED BOOK
 - PG PAGE
 - MB MAP/PLAT BOOK
 - MON MONUMENT
 - PDW PARCEL NUMBER
 - EASEMENT/ENCUMBRANCE
 - SET MON. "CAUTION"
 - FOUND MON. AS DESCRIBED
 - ▲ CALCULATED POINT
 - SUBJECT PROPERTY LINE
 - OLD PROPERTY LINE
 - ADJACENT PROPERTY LINE



UNDER VULCAN RESURVEY OF OXMOOR ROAD NO. 2

BEING A RESURVEY OF LOT 1-A, UNDER VULCAN RESURVEY OF OXMOOR ROAD, AS RECORDED IN MAP BOOK 262, PAGE 22, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

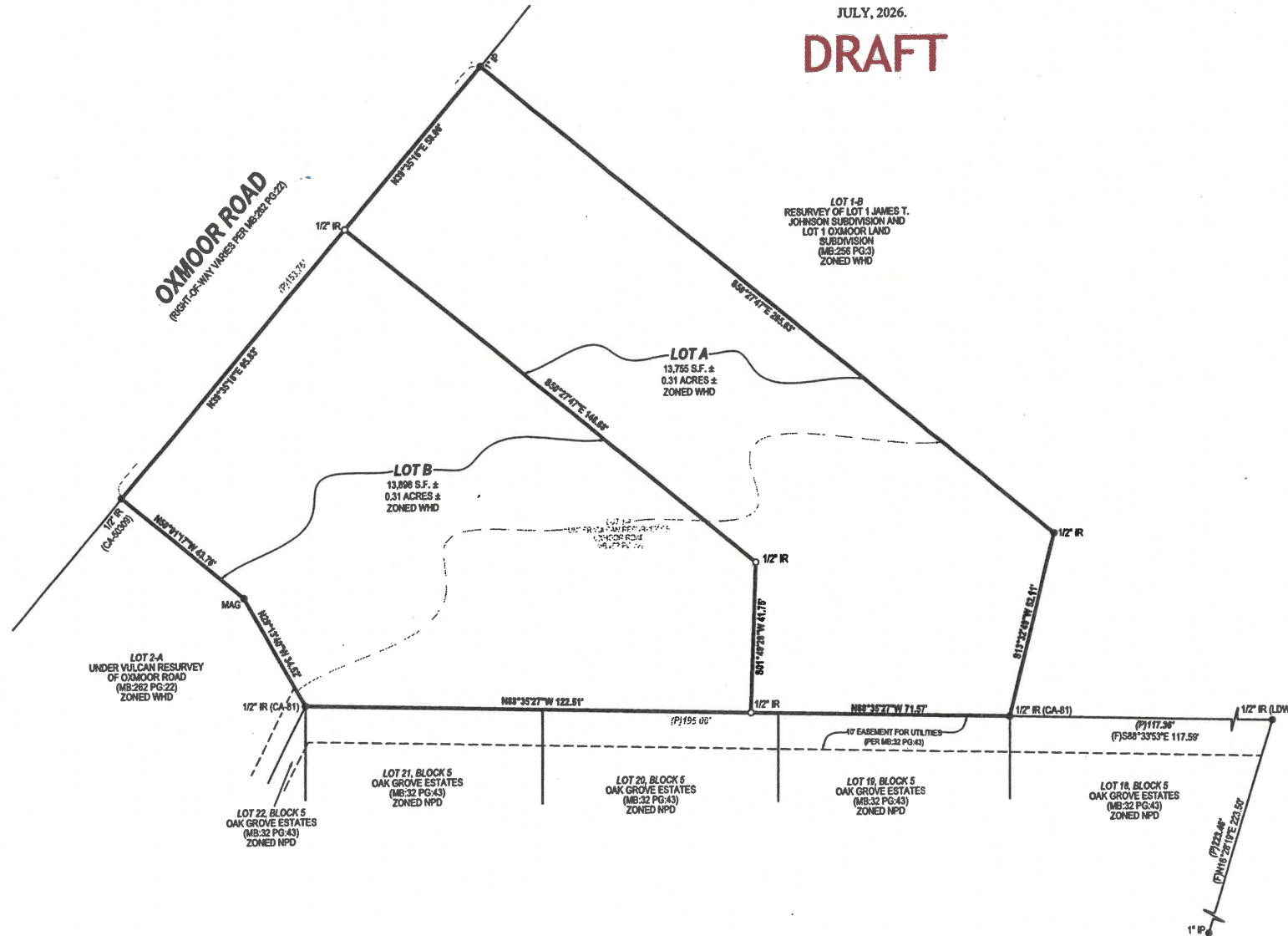
SITUATED IN THE NW1/4-NW1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 3 WEST
JEFFERSON COUNTY, ALABAMA

SITE ADDRESS:
173 OXMOOR ROAD,
HOMEWOOD, AL 35209

THE PURPOSE OF THIS RESURVEY IS TO SUBDIVIDE LOT 1-A INTO 2 LOTS, TO BE
DESIGNATED LOTS A & B.

JULY, 2026.

DRAFT



STATE OF ALABAMA)
JEFFERSON COUNTY)

The undersigned, Jeffery N. Lucas, Professional Land Surveyor, State of Alabama, and Brian Kroggaard, (member of Under Vulcan, LLC), hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that 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 land shown therein and known or to be known as UNDER VULCAN RESURVEY OF OXMOOR ROAD NO. 2, 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, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to Map Book 262, Page 22, and to government survey of Section 23, Township 18 South, Range 3 West 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. I, Jeffery N. Lucas, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owner agrees that the City of Homewood may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

Said member(s) further certify that the Subject Property is subject to a mortgage.

In Witness Whereof, we have here unto set our hands this ____ day of _____, 2026.

By: _____ Date: _____
Jeffery N. Lucas, PLS AL 16680

By: _____ Date: _____
Brian Kroggaard
(Member of Under Vulcan, LLC)

By: _____ Date: _____
Authorized Signer - Mortgage Lender
(Member of Renasant Bank)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Jeffery N. Lucas, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2026.

By: _____
Notary Public - My commission expires: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Brian Kroggaard, whose name is signed to the foregoing certificate as Member of Under Vulcan, LLC, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2026.

By: _____
Notary Public - My commission expires: _____

I, _____, a Notary Public in and for said County and State hereby certify that Authorized Signer, whose name is signed to the foregoing certificate as Member of Renasant Bank, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he/she executed same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2026.

By: _____
Notary Public - My commission expires: _____

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND, LLC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

BUILDING SETBACKS ARE TO BE BASED ON THE CURRENT ZONING REQUIREMENTS OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS ZONED WHD, WEST HOMEWOOD DISTRICT.

THIS RESURVEY PLAT WAS COMPLETED WITH THE BENEFIT OF A BOUNDARY SURVEY PERFORMED BY WEYGAND, LLC, UNDER THE RESPONSIBLE CHARGE OF JEFFERY N. LUCAS, JOB #2026-395. DATED 06/29/2026.

NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X-SHADED" & "AE") AS PER MAP NO. 01073C0554J, DATED SEPTEMBER 24, 2021.

APPROVED FOR RECORDING BY THE HOMEWOOD PLANNING COMMISSION

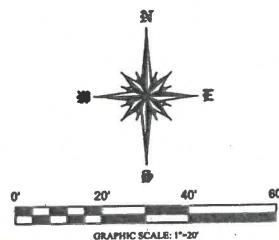
APPROVED: _____ DATE: _____
CHAIRMAN

APPROVED: _____ DATE: _____
SECRETARY

APPROVED: _____ DATE: _____
ZONING ADMINISTRATOR

DIRECTOR OF ENVIRONMENTAL SERVICES DATE

Environmental Services Department approval is limited to the conveyance of the sanitary sewer easement(s) shown and does not represent approval or guarantee of future approval of sanitary sewer plans or improvements.



REVISIONS	DATE	DESCRIPTION

REFERENCES	
MB-262 PG-22	
MB-262 PG-23	
MB-262 PG-24	

RESURVEY RECORD MAP

PREPARED FOR: BRIAN KROGGARD
173 OXMOOR RD
HOMEWOOD, AL 35209
JEFFERSON COUNTY
JOB NUMBER: 2026-395

DATE OF FIELDWORK	DATE OF MAP	DATE OF RECORD
06/29/2026	06/29/2026	06/29/2026

DATE OF FIELDWORK	DATE OF MAP	DATE OF RECORD
06/29/2026	06/29/2026	06/29/2026

WEYGAND

173 OXMOOR RD, HOMEWOOD, AL 35209
EMAIL: INFO@WEYGAND.COM
OFFICE: 205-942-0000
WEYGAND.COM

[illegible]

REVISIONS		
DATE	DESCRIPTION	BY

MB-262 PG:22
REFERENCES

PROPERTY BOUNDARY SURVEY

173 OXMOOR RD
HOMEWOOD, AL 35209
JEFFERSON COUNTY
JOB NUMBER: 2024-395

DATE OF FIELDWORK:	06/29/2025
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DATE OF MAP:	06/29/2026
FIELDWORK BY:	DREW M.
DRAWN BY:	ALEX B.
REVIEWED BY:	JEFFERY L.
APPROVED BY:	JEFFERY L.
DEPARTMENT MANAGER:	WALTER C.

WEGAND
REPAIRED BY:

SURVEYOR'S CERTIFICATION

I hereby certify that all parts of this map of survey have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

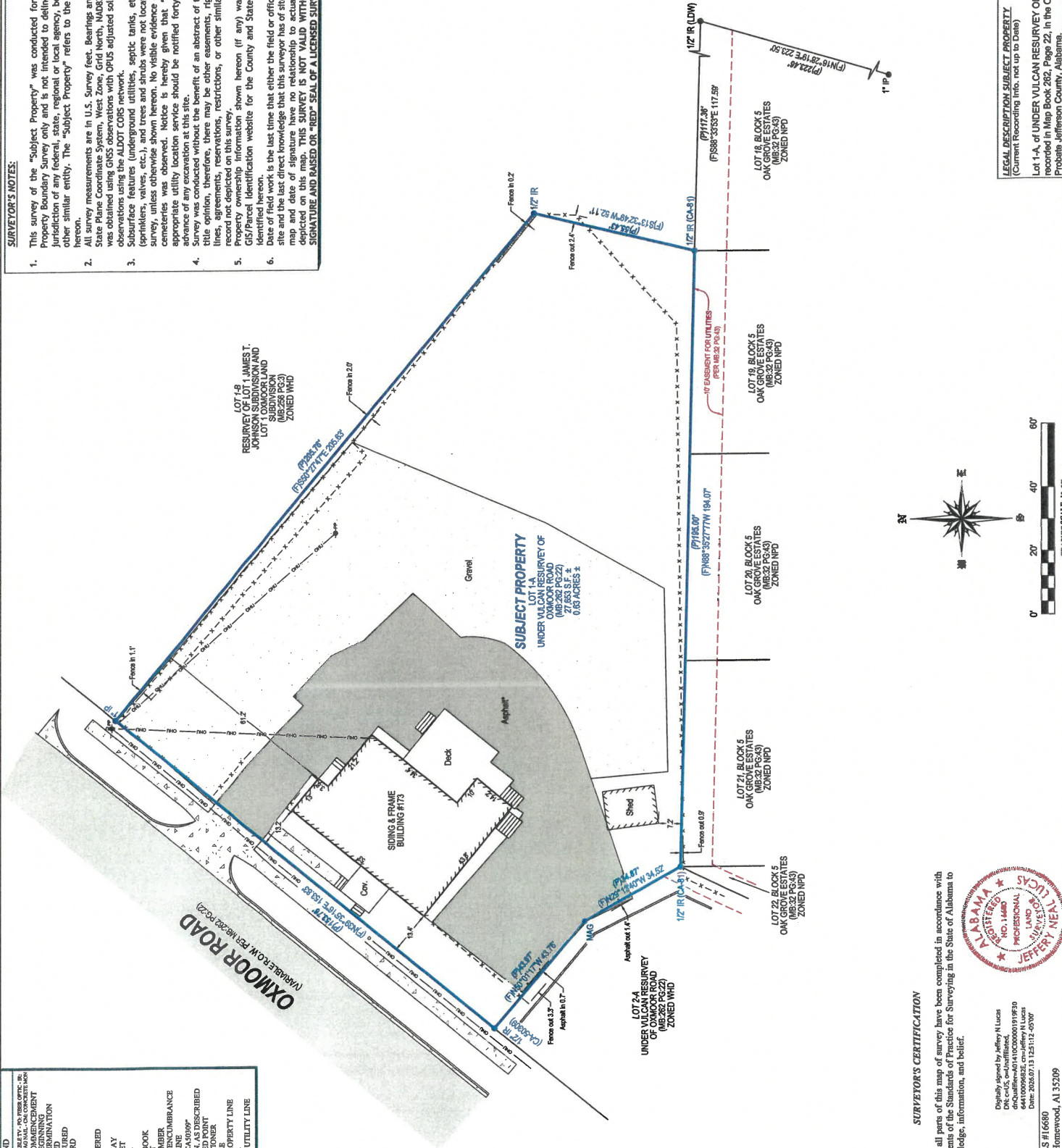
**Jeffery N
Lucas**

Digitally signed by Jeffery N Lucas
DN: cn=Jeffery N Lucas, o=Jeffery N Lucas
c=US, email=jefferyn@cs.cmu.edu, ou=Jeffery N Lucas
644100004932E, cn=Jeffery N Lucas

Date: 2020.07.13 12:51:12 -0500

Jeffery N. Lucas, PLS #1 6680
173 Oxnord Road, Homewood, AL 35209

JEFFERY N. LUCAS
PROFESSIONAL
LAND SURVEYOR
NO. 11440
STATE OF ALABAMA



LEGAL DESCRIPTION SUBJECT PROPERTY
(Current Recording Info. not up to Date)

REVISIONS		DATE	DESCRIPTION	BY
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MB-262 PG:22
REFERENCES

PROPERTY BOUNDARY SURVEY

173 OXMOOR RD
HOMEWOOD, AL 35209
JEFFERSON COUNTY
JOB NUMBER: 2024-395

DATE OF FIELDWORK:	06/29/2025
--------------------	------------

DATE OF MAP:	06/29/2026
FIELDWORK BY:	DREW M.
DRAWN BY:	ALEX B.
REVIEWED BY:	JEFFERY L.
APPROVED BY:	JEFFERY L.
DEPARTMENT MANAGER:	WALTER C.

WEGAND
REPAIRED BY:

SURVEYOR'S CERTIFICATION

I hereby certify that all parts of this map of survey have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

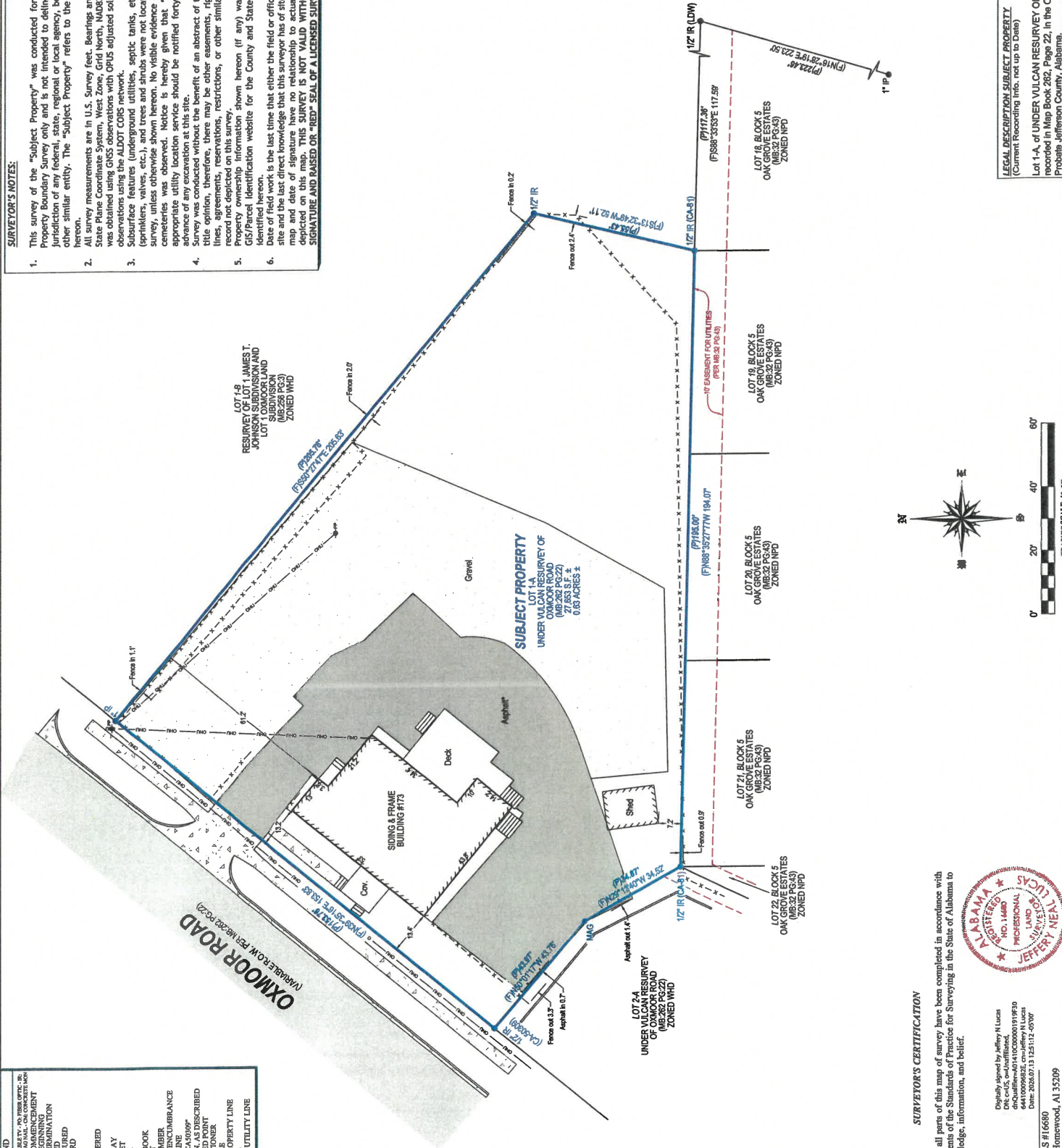
**Jeffery N
Lucas**

Digitally signed by Jeffery N Lucas
DN: cn=Jeffery N Lucas, o=Jeffery N Lucas
c=US, email=jefferyn@cs.cmu.edu, ou=Jeffery N Lucas
644100004932E, cn=Jeffery N Lucas

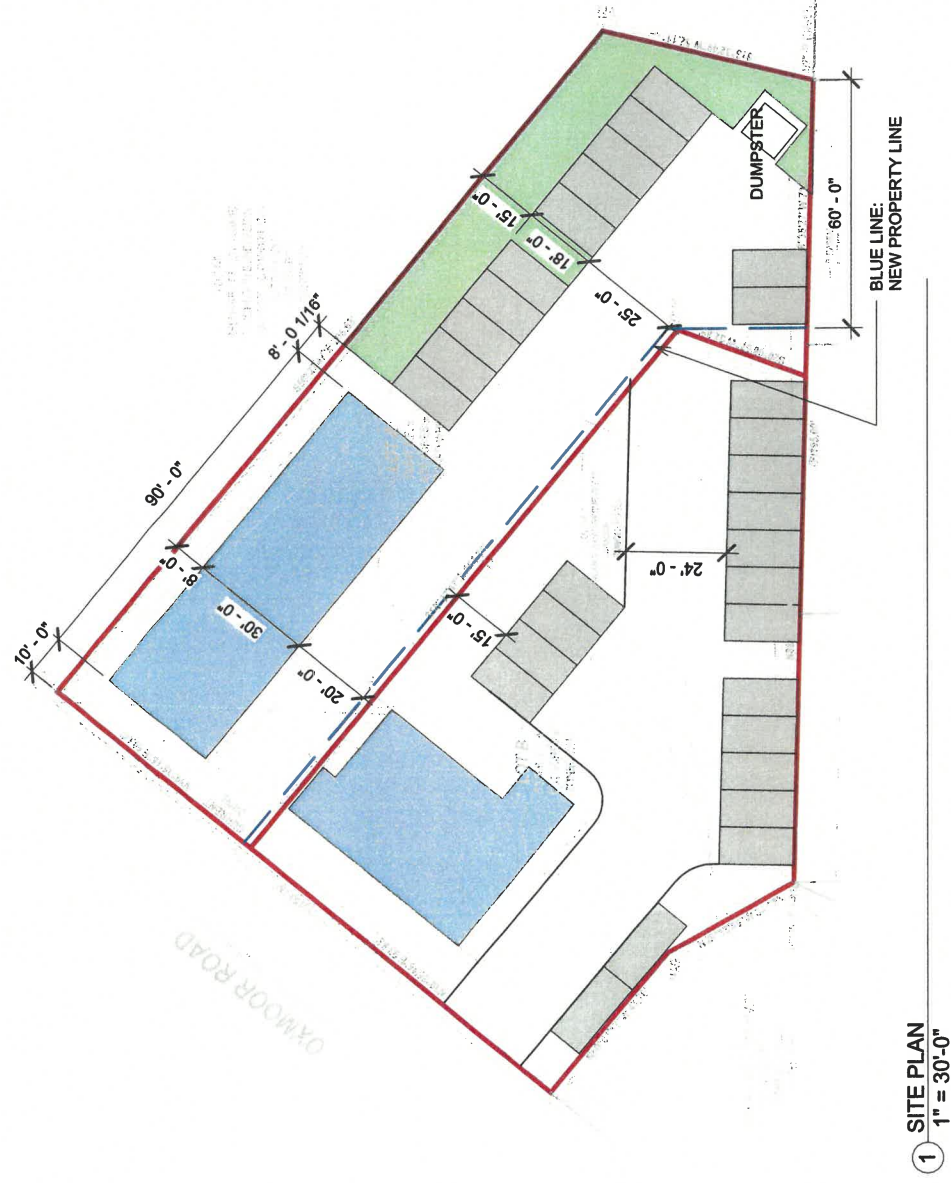
Date: 2020.07.13 12:51:12 -0500

Jeffery N. Lucas, PLS #1 6680
173 Oxnord Road, Homewood, AL 35209

JEFFERY N. LUCAS
PROFESSIONAL
LAND SURVEYOR
NO. 11440
STATE OF ALABAMA



LEGAL DESCRIPTION SUBJECT PROPERTY
(Current Recording Info. not up to Date)



CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

Cale Smith, City Manager

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

Wyatt Pugh, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter serves 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, September 1, 2026**. 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 Krogsgard / Weygand, LLC

for a proposed subdivision plat of land owned by:

Brian Krogsgard / Under Vulcan, LLC

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

173 Oxmoor Road

Parcel ID: 29-00-23-2-003-005.000

The proposal consists of a RESURVEY

Purpose:

A request for approval of a Resurvey subdividing an existing developed lot, comprising a total of 27,653 sq. ft., into two separate and roughly equal lots. One of the lots would continue to serve as the site for Weygand Surveyors, while the second lot would be vacant preparatory to its planned future 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 one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before August 25, 2026, 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.



Fred Goodwin, Planner
Engineering & Zoning Department
PC CASE # RS 26-09-01

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.

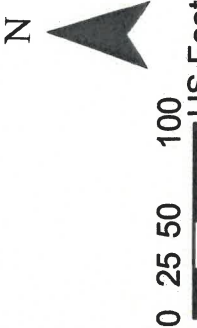
Comments, in support of, or in opposition to, cases on the agenda, may be submitted to the Secretary to the Planning Commission at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24 hours prior to the meeting and will be provided to the Commission members for their consideration.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

City of Homewood
PC Case Map
Resurvey of
173 Oxmoor Road
RS 26-09-02
Vicinity Map

- Subject Property
- Building Footprint
- Parcels



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.



- Subject Property
- Proposed New Lot
- Building Footprint
- Parcels



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 Subject Property
 Parcels

012.525 50 US Feet


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SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.

173 Oxmoor Rd- Bird's Eye View Looking South



Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 184 Oxmoor Rd and 516 Scott St, Homewood, AL 35209
Date application filed: 7/13/2026 Vacant lot(s)? No
Subdivision location: LOT 1-A UNDER THE VULCAN RESURVEY OF OXMOOR ROAD PB 262 PG 22
Tax map Parcel I.D. Number(s): 2900232005010000 and 2900232005011000
Acreage: .77 Number of proposed lots: 2
Current Zoning: WHD Proposed land use: Lot A (office), Lot B (future multi-tenant)

Activity requested by applicant: (please check as applicable)

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

Combine Property: _____ Other: _____

Applicant: Weygand, LLC represented by Brian Krogsgard Owner: UV 184 Oxmoor, LLC represented by Brian Krogsgard

Phone: 205-942-0086 Phone: 205-942-0087

Address: 173 Oxmoor Rd Address: 173 Oxmoor Rd

Homewood AL 35209 Homewood AL 35209

City State Zip City State Zip

Brian Krogsgard Brian Krogsgard
Signature of Applicant Signature of Owner

Registered Land Surveyor: Jeffery N Lucas, of Weygand, LLC

Phone: 205-942-0086

Address: 173 Oxmoor Rd

Homewood AL 35209

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on JULY 13, 2026

\$ 200.00 Application fee* received on AUG. 20, 2026 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

Homewood Planning Commission

Narrative Letter for the Resurvey of 184 Oxmoor Rd and 516 Scott St

Dear Members of the Planning Commission and City Council,

I am submitting the resurvey of 184 Oxmoor Rd and 516 Scott St to move one lot line between two adjacent properties, both of which I own, and each of which is able to meet the criteria set forth by WHD Zoning classification.

The resurvey is intended to merge the west half of the north lot into the south lot. One lot will maintain the existing building of 516 Scott St. The second lot will continue to host the existing building at 184 Oxmoor.

The purpose of merging part of the north lot into the south lot is to expand the potential parking footprint of 184 Oxmoor to be able to support the future redevelopment from a single tenant structure into a multi tenant structure (using the current building footprint), and expand the building's existing parking capacity.

This change will offer the opportunity to create future space for businesses to operate within West Homewood, while maintaining the requirements for building and parking in WHD.

I am happy to answer any relevant questions or share information as needed that would aid in making a decision.

Sincerely,



Brian Krogsgard
UV 184 Oxmoor, LLC
173 Oxmoor Rd
Birmingham, AL 35209

ALTA/NSPS LAND TITLE SURVEY

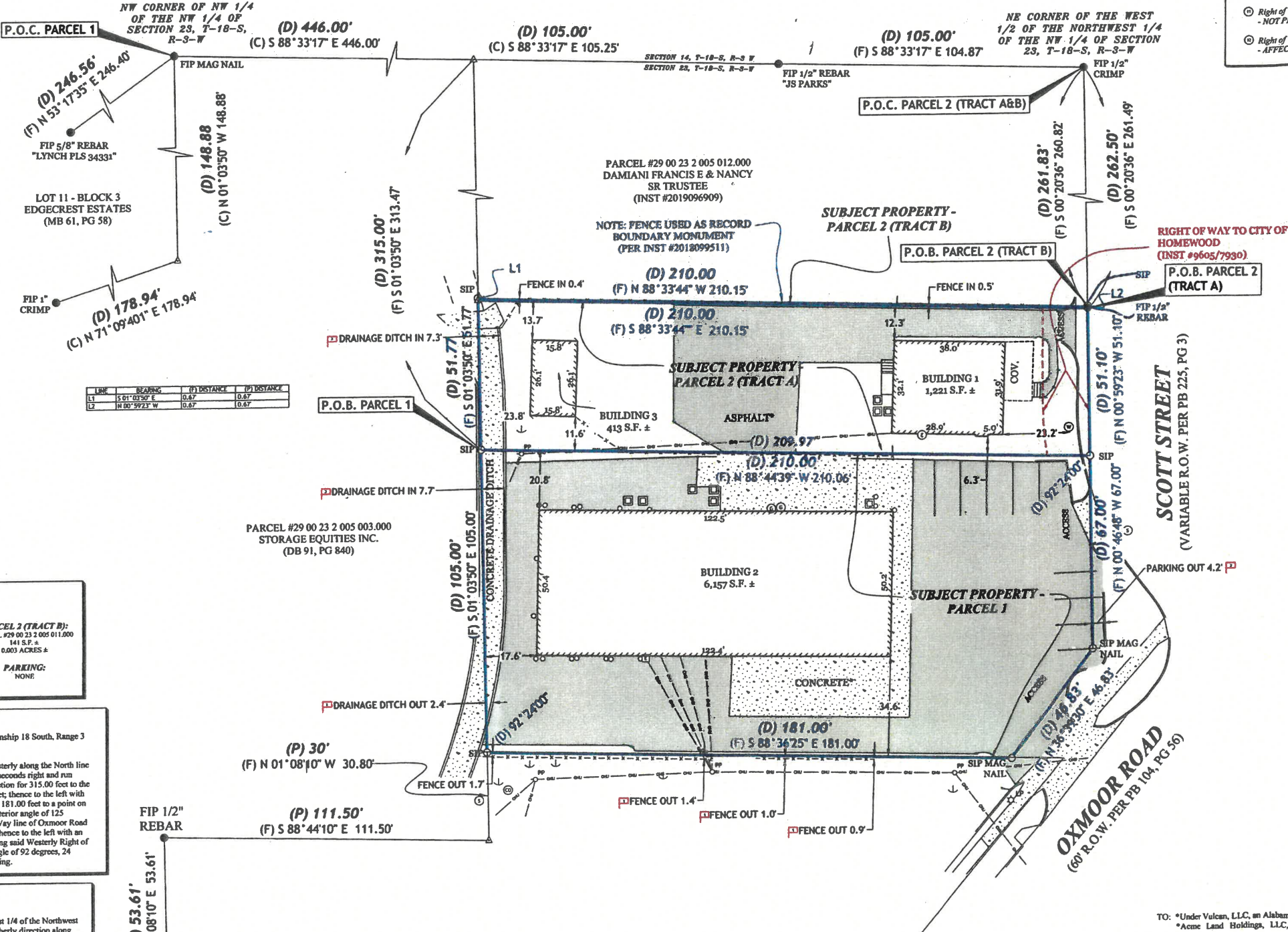
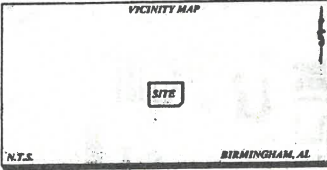
SECTION 23, TOWNSHIP 18 SOUTH, RANGE 3 WEST
HUNTSVILLE PRINCIPAL MERIDIAN
JEFFERSON COUNTY, ALABAMA

NOTES CORRESPONDING TO SCHEDULE B - PART II
THE TITLE GROUP INCORPORATED ISSUING OFFICE
FILE NUMBER TTGI-10029, Dated: August 6, 2025 at 8:40 a.m.

Items 1-9 & 13-14 are not survey related issues, or are not applicable to Subject Property, or were omitted from Schedule B-II. Easements and other record documents shown or noted hereon were examined as to location, and were not examined as to restrictions, exclusions, conditions, obligations, terms, interests, rights, or any other similar purposes. All recording information shown hereon, refers to the public records of the County and State within which the Subject Property is situated. Notice is hereby given that there may be other documentary matters, both public and private, affecting the Subject Property not provided or known to this surveyor and not reflected hereon.

- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 527, Page 420.
- DOES NOT DESCRIBE SUBJECT PROPERTY
- Right of Way to Jefferson County as recorded in Volume 2696, Page 356.
- NOT PLOTTABLE
- Right of Way granted to City of Homewood as recorded in Instrument No. 9605/7930
- AFFECTS PARCEL 2 (TRACT A & B)

LEGEND	
P.O.C. POINT OF BEGINNING	WATER VALVE
P.O.B. POINT OF COMMENCEMENT	FIRE HYDRANT
P.O.T. POINT OF TERMINATION	LIGHT POLE
(C) CALCULATED	STORM MANHOLE
(F) FIELD MEASURED	GRAVED INLET
(D) DEED/RECORD	CLEANOUT
(M) DEED BOOK	SANITARY MANHOLE
MB MAP/PLAT BOOK	DRAINAGE INLET
PG PAGE	GAS VALVE
R.O.W. RIGHT OF WAY	UTILITY VAULT
NR NOT RECOVERED	SKIN
TYPICAL	BOLLARD
SET IRON PIN (SIP)	ELECTRIC BOX
FOUND IRON PIN (FIP)	ELECTRIC METER
EXIST. CONC. MON.	FENCE
CALCULATED POINT	OVERHEAD UTILITIES
S.F. SQUARE FEET	BUILDING LINE
PLUS OR MINUS	GREASE TRAP
AIR CONDITIONER	
WATER METER	
UTILITY PEDestal	
GAS METER	



SURVEYOR'S NOTES

Purpose: This is an ALTA/NSPS Land Title Survey made of the "Subject Property" in accordance with the 2021 Minimum Standard Detail Requirements and includes the following numbered items from Table A, thereof. The "Subject Property" is that certain property shown and described hereon. This survey was made on the ground under the supervision of a registered land surveyor and all measurements are field measurements in feet, unless otherwise indicated. The as-surveyed boundaries of the Subject Property are contiguous with the adjoining properties, with no gaps or overlaps, unless otherwise shown hereon, and the as-surveyed boundaries depict the same property described in the title commitment referenced hereon.

- Monuments: Monuments have been set or found in place as indicated hereon. Onsite horizontal and vertical control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution, oriented horizontally to "Grid North" as derived from the State Plane Coordinate System for the State of Alabama, Zone West, North American Datum of 1983 (NAD83), 2011 adjustment, and oriented vertically to the North American Vertical Datum of 1988 (NAV88), computed using GEOID 18.
- Property Address: The physical property address is as shown or noted hereon.
- Flood Zone Designation: The Subject Property falls within Flood Zone X, as shown on the Flood Insurance Rate Map, Map Number 01073C0554J, map revised 09/24/2021. No field work to determine ground elevations was performed in conjunction with this flood zone determination.
- Gross Land Areas: See CURRENT CONDITIONS SUMMARY. Areas based on field survey measurements.
- Vertical Relief: N/A
- (a)&(b) Zoning Report: N/A
- Building Dimensions:
 - (a) Exterior dimensions of all buildings at ground level are as shown hereon.
 - (b) Square footage of exterior footprint of all buildings at ground level are as shown hereon.
 - (c) N/A
- Substantial Features: See ENCROACHMENTS SUMMARY. Substantial features and encroachments observed in the process of conducting the fieldwork are as shown and noted hereon. This surveyor did not observe visible evidence of burial grounds or cemeteries on the Subject Property and no information as to the existence of such has been provided to this surveyor. Trees, shrubs and other minor features that are not plottable at the scale of this map were not located and are not a part of this survey by agreement.
- Parking Areas: See CURRENT CONDITIONS SUMMARY. Number and type (e.g. disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures.
- Division or Party Walls: No division or party walls were designated by the client and none were located.
- Underground Utilities: N/A
- Government Agency Requirements: N/A
- Adjoints: Adjoining property owners have been identified hereon based on tax roll information obtained from the County's GIS website.
- Nearest Intersecting Street: N/A
- Remote Sensing: N/A
- Earth Moving Work: No earth moving activity, building construction activity or on-going building addition(s) activity was observed during the course of conducting the fieldwork.
- Right-of-Way Changes: N/A
- Offsite Appurtenant Easements: N/A
- Professional Liability Insurance: Weyand, LLC, carries professional errors and omission (E&O) liability insurance.
- General: The date of field survey is the last time that either field or office personnel were onsite and the last direct knowledge that this surveyor has of site conditions. Date of map or plat preparation and date of signature, have no relationship to actual site conditions as depicted on this map. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "RED" SEAL OF A LICENSED LAND SURVEYOR.

CURRENT CONDITIONS

PARCEL 1:	PARCEL 2 (TRACT A):	PARCEL 2 (TRACT B):
PARCEL #29 00 23 2 005 010.000 21,492 S.F. ± 0.49 ACRES ±	PARCEL #29 00 23 2 005 011.000 10,797 S.F. ± 0.25 ACRES ±	PARCEL #29 00 23 2 005 011.000 141 S.F. ± 0.003 ACRES ±
PARKING: 9 STANDARD SPACES	PARKING: NONE	PARKING: NONE

LEGAL DESCRIPTION PARCEL 1:
(PER TITLE COMMITMENT #A-08625)
Parcel 1: Part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said 1/4 - 1/4 Section; thence run Easterly along the North line of said 1/4 - 1/4 Section for 446.00 feet, thence 87 degrees, 36 minutes, 00 seconds right and run Southerly along a line which is parallel to the West line of said 1/4 - 1/4 Section for 315.00 feet to the Point of Beginning; thence continue Southerly along said line for 105.00 feet; thence to the left with an interior angle of 92 degrees, 24 minutes, 00 seconds and run Easterly for 181.00 feet to a point on the Westerly right of way line of Oxmoor Road; thence to the left with an interior angle of 125 degrees, 49 minutes, 06 seconds and run Northeasterly along said Right of Way line of Oxmoor Road for 46.83 feet to a point on the Westerly Right of Way line of Scott Street; thence to the left with an interior angle of 141 degrees, 46 minutes, 54 seconds and run Northerly along said Westerly Right of Way line of Scott Street for 67.00 feet; thence to the left with an interior angle of 92 degrees, 24 minutes, 00 seconds and run Westerly for 210.00 feet to the Point of Beginning.

LEGAL DESCRIPTION PARCEL 2:
(AS-SURVEYED DESCRIPTION)

Tract A: Commence at the Northeast corner of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 18 South, Range 3 West; thence run in a Southerly direction along the East line of said West 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 18 South, Range 3 West, for a distance of 262.50 feet to the point of beginning, from the point of beginning thus obtained, turn an angle to the right of 92 degrees 32 minutes 27 seconds and run in a Westerly direction for a distance of 210.00 feet; thence turn an angle to the left of 92 degrees 32 minutes 27 seconds and run in a Southerly direction for a distance of 51.77 feet; thence turn an angle to the left of 87 degrees 38 minutes 30 seconds and run West for a distance of 210.00 feet; thence turn an angle to the right of 87 degrees 38 minutes 30 seconds and run North for a distance of 210.00 feet; thence turn an angle to the right of 92 degrees 32 minutes 27 seconds and run North for a distance of 210.00 feet to the point of beginning.

Less and Except any part of subject property lying within a road right of way.

A parcel of land in the West 1/2 of NW 1/4 of the NW 1/4 of Section 23, Township 18 South, Range 3 West, more particularly described as follows:

Tract B: A parcel of land in the West 1/4 of Northwest 1/4 of the Northwest 1/4 of Section 23, Township 18 South, Range 3 West, more particularly described as follows: From the Northeast corner of said 1/4 - 1/4 section run South along the East line thereof for a distance of 261.83 feet to the point of beginning; thence continue on the same course for a distance of 0.67 feet; thence turn an angle to the right of 92 degrees 32 minutes 27 seconds and run North for a distance of 210.00 feet; thence turn an angle to the right of 87 degrees 38 minutes 30 seconds and run North for a distance of 210.00 feet; thence turn an angle to the right of 92 degrees 32 minutes 27 seconds and run North for a distance of 210.00 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way

PARCEL #29 00 23 2 005 009.000
SEQUOIA LLC
(INST #2023048664)

REFERENCES	
>INST #201809511	
>DB 202118 PG 2760	
>PB 104, PG 56	
>PB 225, PG 3	
>INST #2023048664	

ENCROACHMENTS (SEE SYMBOL ON MAP)	
⊞	Encroachment of existing fence observed on Southerly line of Parcel 2
⊞	Encroachment of existing parking on Easterly line of Parcel 2
⊞	Encroachment of existing drainage ditch on Westerly line of Parcel 1, 2 & 3

TO: *Under Vulcan, LLC, an Alabama Limited Liability Company, its successors and/or assigns as their interest may appear
*Acme Land Holdings, LLC, Alabama Limited Liability Company, its successors and/or assigns as their interest may appear

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b1), 8, 9, 10, 13, 16 & 19

I hereby certify that all parts of this map of survey have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WEYAND, LLC.

Jeffery N
Lucas

Jeffery N. Lucas, PLS AL 16680
173 Oxmoor Road, Homewood, AL 35209
205-942-0086

Digitally signed by Jeffery N Lucas
DN: cn=US, o=Unaffiliated,
dnQualifier=A01410C000001919F3
064410009682E, cn=Jeffery N Lucas
Date: 2025.08.13 10:29:47 -0500



ALTA/NSPS LAND TITLE SURVEY	
DATE OF FIELDWORK: 8/18/2025	DATE OF MAP: 8/13/2025
PREPARED BY: BRIAN HOOVER	DRAWN BY: VALTIRA CORTIJO
ADDRESS: 184 OXMOOR ROAD & 514 SCOTT STREET	GRADED BY: BRYAN TUCKER
HOMESWOOD, AL 35209	INTERVIEWED BY: JAMES PIERSON
JOB NUMBER: N/A	APPROVED BY: JEFFERY LUCAS

UV 184 OXMOOR, LLC ADDITION TO OXMOOR ROAD

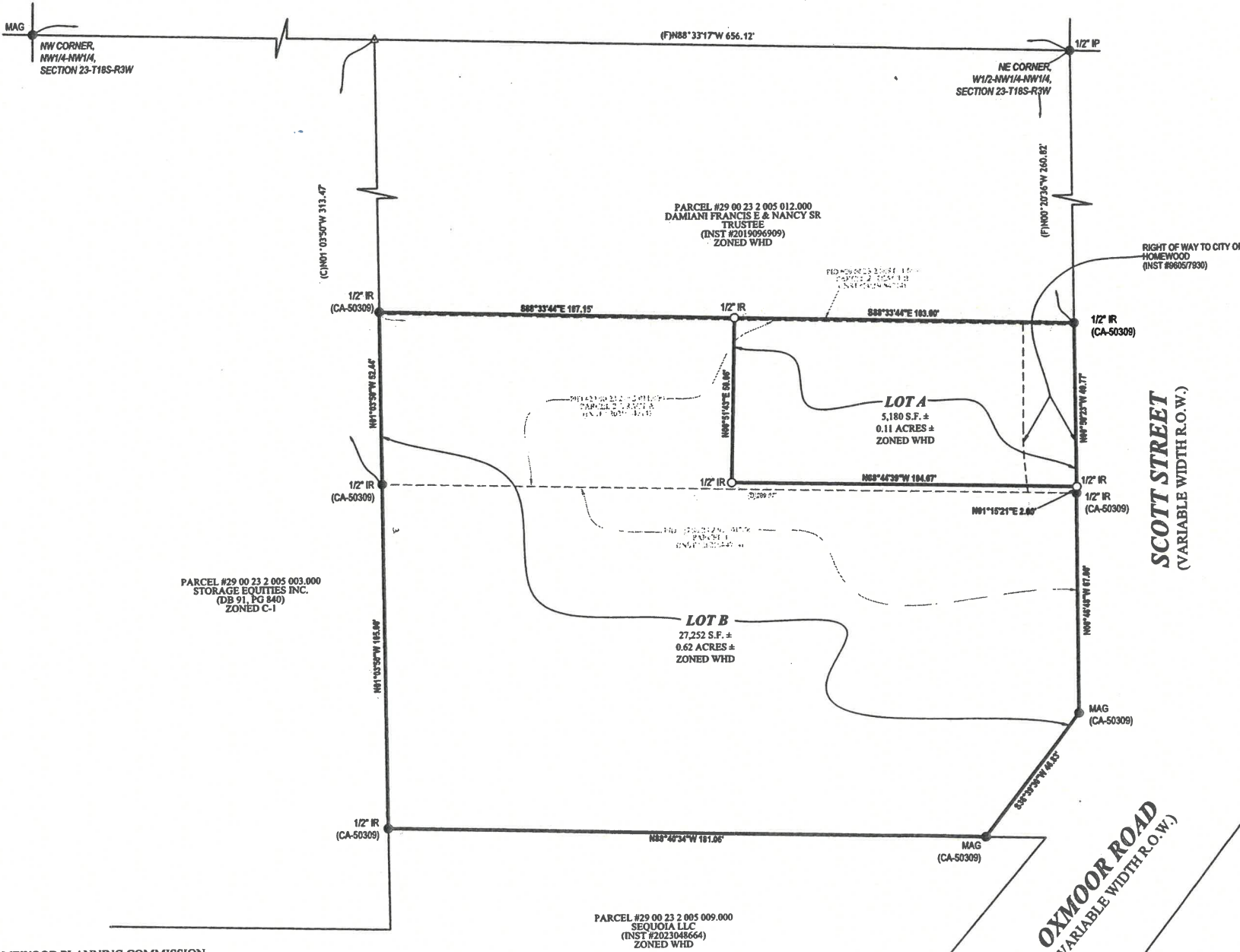
BEING A RESURVEY OF PARCEL NO. 29-00-23-2-005-011.000 AND PARCEL NO. 29-00-23-2-005-010.000, AS RECORDED IN INSTRUMENT NO. 2025084714, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

SITUATED IN THE NW1/4-NW1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 3 WEST
JEFFERSON COUNTY, ALABAMA

SITE ADDRESS:
184 OXMOOR ROAD & 516 SCOTT STREET,
HOMWOOD, AL 35209

THE PURPOSE OF THIS RESURVEY IS TO JOIN PARCELS 29-00-23-2-005-011.000 &
29-00-23-2-005-010.000 & CREATE TWO RECORDED LOTS.
JULY, 2026.

DRAFT



APPROVED FOR RECORDING BY THE HOMWOOD PLANNING COMMISSION

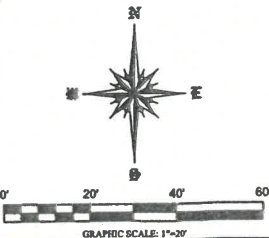
APPROVED: _____ DATE: _____
CHAIRMAN

APPROVED: _____ DATE: _____
SECRETARY

APPROVED: _____ DATE: _____
ZONING ADMINISTRATOR

DIRECTOR OF ENVIRONMENTAL SERVICES DATE

Environmental Services Department approval is limited to the conveyance of the
sanitary sewer easement(s) shown and does not represent approval or guarantee of
future approval of sanitary sewer plans or improvements.



STATE OF ALABAMA)
JEFFERSON COUNTY)

The undersigned, Jeffery N. Lucas, Professional Land Surveyor, State of Alabama, and Brian Krogsgard, (member of UV 184 OXMOOR, LLC), hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that 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 land shown therein and known or to be known as UV 184 OXMOOR, LLC ADDITION TO OXMOOR ROAD, 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, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to Instrument Number 2025084714, and to government survey of Section 23, Township 18 South, Range 3 West 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. I, Jeffery N. Lucas, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owner agrees that the City of Homewood may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

Said member(s) further certify that the Subject Property is subject to a mortgage.

In Witness Whereof, we have here unto set our hands this the ____ day of _____, 2026.

By: _____ Date: _____
Jeffery N. Lucas, PLS AL 16680

By: _____ Date: _____
Brian Krogsgard
(Member of UV 184 OXMOOR, LLC)

By: _____ Date: _____
Authorized Signer - Mortgage Lender
(Member of ACME Land Holdings, LLC)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Jeffery N. Lucas, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2026.

By: _____
Notary Public - My commission expires: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Brian Krogsgard, whose name is signed to the foregoing certificate as Member of UV 184 OXMOOR, LLC, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2026.

By: _____
Notary Public - My commission expires: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Authorized Signer, whose name is signed to the foregoing certificate as Member of ACME Land Holdings, LLC, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he/she executed same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2026.

By: _____
Notary Public - My commission expires: _____

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND, LLC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

BUILDING SETBACKS ARE TO BE BASED ON THE CURRENT ZONING REQUIREMENTS OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS ZONED WHD, WEST HOMWOOD DISTRICT.

THIS RESURVEY PLAT WAS COMPLETED WITH THE BENEFIT OF AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY WEYGAND, LLC, UNDER THE RESPONSIBLE CHARGE OF JEFFERY N. LUCAS. DATED 07/01/2025.

NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X-SHADED" & "AE") AS PER MAP NO. 01073C0554J, DATED SEPTEMBER 24, 2021.

RESURVEY RECORD MAP

PREPARED FOR: BRIAN KROGSGARD
184 OXMOOR RD & 516 SCOTT ST
HOMWOOD, AL 35209
JEFFERSON COUNTY
JOB NUMBER: 2026-400

DATE OF FIELDWORK	DATE OF MAP	DATE OF FIELDWORK	DATE OF MAP
07/01/2025	07/01/2025	07/01/2025	07/01/2025
WALTER C.	WALTER C.	WALTER C.	WALTER C.
JEFFERY N.	JEFFERY N.	JEFFERY N.	JEFFERY N.
JEFFERY N.	JEFFERY N.	JEFFERY N.	JEFFERY N.
JEFFERY N.	JEFFERY N.	JEFFERY N.	JEFFERY N.

COORDINATED BY:

WEYGAND

173 OXMOOR ROAD, BIRMINGHAM, AL 35209
EMAIL: INFO@WEYGAND.COM
OFFICE: 205-945-0000
WEYGAND.COM

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Cale Smith, City Manager

Wyatt Pugh, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter serves 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, September 1, 2026**. 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 Krogsgard / Weygand, LLC

for a proposed subdivision plat of land owned by:

Brian Krogsgard / UV 184 Oxmoor, LLC

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

184 Oxmoor Road (Lot B) and 516 Scott Street (Lot A)

Parcel ID: 29-00-23-2-005-010.000 & 29-00-23-2-005-011.000

The proposal consists of a RESURVEY

Purpose:

A request for approval of a Resurvey to adjust and move the common boundary line between two adjacent lots resulting in the merging of the western half of one lot (Lot A) into the other lot (Lot B); said resurvey resulting in the transfer of approximately 5,617 sq. ft. from Lot A to Lot B for the purpose of expanding the area available for additional parking to support the future redevelopment of Lot B.

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 one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before August 25, 2026, 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.



Fred Goodwin, Planner
Engineering & Zoning Department
PC CASE # RS 26-09-02

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 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 of, or in 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.

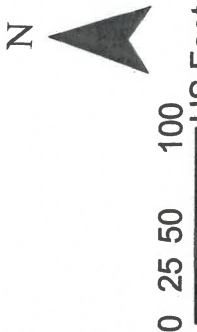
A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood’s website (cityofhomewood.com) by clicking on the “Upcoming Meetings/Planning Commission” tab approximately one week before the scheduled meeting.

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.

City of Homewood
PC Case Map

Resurvey of
184 Oxmoor Rd
&
516 Scott St
RS 26-09-01
Vicinity Map

- Subject Properties
- Building Footprint
- Parcels



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.



City of Homewood
PC Case Map

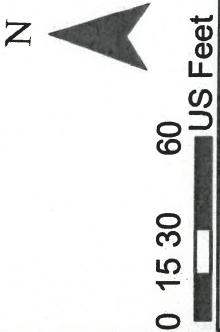
Resurvey of
184 Oxmoor Road
&
516 Scott St
RS 26-09-01
Vicinity Map



City of Homewood
PC Case Map
Resurvey of
184 Oxmoor Rd
&
516 Scott St
RS 26-09-01
Aerial Photo



 Subject Properties
 Parcels



THE INFORMATION ON THIS DRAWING WAS
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ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMEWOOD IS PROHIBITED.

184 Oxmoor Rd & 516 Scott St- Bird's Eye View Looking West



Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 215 WEST VALLEY AVENUEDate application filed: AUGUST 24, 2026 Vacant lot(s)? NO

Subdivision location: _____

Tax map Parcel I.D. Number(s): 29-00-15-4-005-003,000Acreage: 1.0 ACRES Number of proposed lots: 2Current Zoning: C-3, COMMUNITY SHOPPING Proposed land use: COMMERCIAL / RETAILDISTRICT
Activity requested by applicant: (please check as applicable)Divide Property: ☒ Move lot line(s): _____

Combine Property: _____ Other: _____

Applicant: Ma'in H. AL Hejazen Owner: Ma'in H. AL HejazenPhone: (205) 835-6340 Phone: (205) 835-6340Address: 211 W. Valley Ave Address: 211 W. Valley AveHomewood AL 35209 Homewood AL 35209

City State Zip City State Zip

Signature of Applicant Signature of Owner

Registered Land Surveyor: TRADE MARK ENGINEERING SERVICES, INC.Phone: (205) 304-1803Address: 4618 BURNING TREE LANEPELHAM AL 35124

City State Zip

FOR CITY USE ONLYApplication received by: FRED GOODWIN on AUGUST 24, 2026\$ 200.00 Application fee* received on 8/24/2026 by receipt # 497900

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

RESURVEY TO SUBDIVIDE AN EXISTING LOT INTO TWO
SEPARATE LOTS TO FACILITATE FUTURE COMMERCIAL
REDEVELOPMENT.



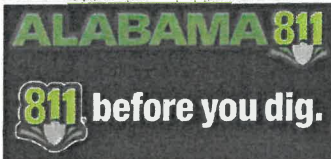
1-800-362-6225
(toll free inside Alabama)
205-352-4444
(toll free outside or outside Alabama)
(toll free 24/7)



SURVEYOR'S NOTES

1. Type of Survey - This is a **AS-BUILT SURVEY**, no other use is intended or implied. This survey may not be used for design purposes, unless the house dimensions are field verified.
2. Survey was made on the ground under the supervision of a registered land surveyor. Field survey was completed on **FEBRUARY 12TH, 2026**.
3. No underground utilities, underground encroachments, underground mines, or subsurface building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
4. Bearings and Distances - Bearings are based on "Grid North" and Distances are based on "Plane" distances for the State of Alabama. Zone East, from the North American Datum of 1983 (NAD83), 2007 adjustment. Onsite horizontal control was established through GPS observations, utilizing National Geodetic Survey (NGS) control monuments and a combined factor of 0.99994704.
5. 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, but have been drawn relative to each other for purposes of clarity. This 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.
6. This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
7. This survey may not be used in whole or in part for any other purpose, other than its original purpose.
8. This survey is **NOT TRANSFERABLE**.

LEGEND	
A	— Arc Distance
B	— Front of Beginning
C	— Field of Beginning
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YA	— Field of Beginning



811
(toll-free inside Alabama)
800-292-8525
(toll-free inside or outside Alabama)
205-252-4444
(local Birmingham area)

PLANNING COMMISSION CASE NO. RS 26-09-03

215 WEST VALLEY AVENUE

WEST VALLEY AVENUE
(80" R.O.W.)

SITE PLAN

BLAZIN WINGS

PROPOSED USE: RESTAURANT
PROJECT ADDRESS: 215 WEST VALLEY AVENUE,
CITY: HOMEWOOD- STATE: ALABAMA - ZIP: 35209

PROPERTY DESCRIPTION:

LOT 2
MOLEY ADDITION TO HOMEWOOD
CITY OF HOMEWOOD, ALABAMA
MAP BOOK 101, PAGE 93

PROPERTY OWNER:

ALHEJAZEN FAMILY REVOCABLE TRUST

ZONED: C-3, COMMUNITY SHOPPING DISTRICT

CHANGE IN POTENTIAL RUNOFF DETERMINATION:

1. THE PROJECT SITE CONTAINS 0.90 ACRES (4) AND CONTAINS AN EXISTING CONVENIENCE STORE STRUCTURE WITH EXISTING COVERED GASOLINE PUMP ISLAND. ALSO, THE PROJECT SITE CONTAINS AN EXISTING BUILDING CONCRETE SLAB SURROUNDED BY SPARSE LANDSCAPE AREAS. THE EXISTING CONCRETE SLAB WILL BE REMOVED TO ALLOW THE CONSTRUCTION OF A NEW 1,500 S.F. BUILDING TO SERVE AS THE "BLAZIN WING" RESTAURANT.

2. THE PROPOSED CONSTRUCTION WILL INVOLVE THE CONSTRUCTION OF THE PROPOSED BUILDING WITH PARKING AND DRIVE-THROUGH WINDOW, WITH IMPROVED LANDSCAPING AROUND THE NEW BUILDING AND PAVEMENT.

SUBJECT PROPERTY CONTAINS 0.90 ACRES = 43,382 S.F.
EXISTING BUILDINGS / ROOFS AREA = 4,289 S.F.
EXISTING PAVEMENT (CONC. & ASPHALT) AREA = 38,878 S.F.
EXISTING GRASSED / LANDSCAPE AREAS = 2,235 S.F.

EXISTING STORM WATER RUNOFF COEFFICIENT (C) = 0.92

PROPOSED BUILDING / ROOFS AREA = 5,799 S.F.
PROPOSED PAVEMENT (CONC. & ASPHALT) = 32,958 S.F.
PROPOSED GRASSED / LANDSCAPE AREAS = 4,667 S.F.

PROPOSED STORM WATER RUNOFF COEFFICIENT (C) = 0.86

3. INITIAL RUNOFF COEFFICIENT (C_i) = 0.92
FINAL RUNOFF COEFFICIENT (C_f) = 0.86
CHANGE IN RUNOFF COEFFICIENT (C_c) = -0.04

4. THEREFORE, SINCE THE WEIGHTED STORM WATER RUNOFF COEFFICIENT IS REDUCED BY 0.04, THE PROPOSED SITE IMPROVEMENTS WILL RESULT IN LESS STORM WATER RUNOFF, THEREBY NOT REQUIRING ANY STORM WATER DETENTION AS PART OF THIS PROJECT SCOPE OF WORK.

NARRATIVE:

1. THE PROPOSED CONSTRUCTION PROJECT WILL INVOLVE CONSTRUCTING A NEW BUILDING WILL CONTAIN (4) SQUARE FOOT OF BUILDING AREA. THE SITE IS LOCATED ALONG WEST VALLEY AVENUE AT THE INTERSECTION WITH 80 LODGE DRIVE WITHIN THE CITY OF HOMEWOOD, ALABAMA. THE PROJECT WILL INCLUDE CLEARING, SITE GRADING AND CONSTRUCTING A NEW COMMERCIAL BUILDING, ALONG WITH A PAVED PARKING LOT AND DRIVE AISLES CONSISTING OF ABOUT (4) PARKING SPACES. THE PARKING LOT AND BUILDING AREA WILL COVER APPROXIMATELY (4) SQUARE FEET.

2. THE PROPOSED UTILITY WORK PRIMARILY INVOLVES CONNECTING SERVICES TO THE PROPOSED BUILDING FROM THE EXISTING UTILITIES FOUND ON SITE AND LOCATED ALONG LODGE DRIVE. SERVICES BEING CONNECTED INCLUDE OVERHEAD POWER DISTRIBUTION, FORCED GAS, AND POTABLE WATER. THE SANITARY SEWER SYSTEM WILL CONSIST OF CONNECTING TO THE COUNTY SEWER SYSTEM AS WELL. STORM DRAINAGE HAS BEEN DESIGNED TO ALLOW THE STORMWATER RUNOFF TO FLOW ACROSS THE SUBJECT PROPERTY DOWNWARD AND TO THE SOUTHERN SIDE ALONG LODGE DRIVE, TO THE EXISTING STORM SEWER SYSTEM.

3. THE SUBJECT SITE IS NATURALLY SLOPED DOWN TO THE SOUTHERLY SIDE TOWARDS 80 LODGE DRIVE. THE SITE IS CLEARED AND IS COVERED WITH ASPHALT AND CONCRETE PADS FROM OLD CONSTRUCTION.

4. ALL DISTURBED AREAS COVERED WITH PAVEMENT WILL HAVE A 10 FT WIDE VEGETATIVE STRIP SEPARATING THE PAVED AREAS FROM THE LANDSCAPED AREAS IN AN EFFORT TO CONTROL LOOSE SURFACE POLLUTANTS FROM BEING TRANSPORTED FROM THE SUBJECT PROPERTY DURING A RAIN EVENT.

5. THE PROPOSED CONSTRUCTION PROJECT WILL HAVE NO ADVERSE EFFECT ON DOWNSTREAM DEVELOPMENT. STORMWATER RUNOFF IS CURRENTLY CONTROLLED USING SHEET SURFACE FLOW ACROSS THE SUBJECT PROPERTY THROUGH UNDISTURBED AND/OR VEGETATED LANDSCAPED AREAS.

6. ALL EROSION CONTROL MEASURES (SUCH AS SILT FENCING, SEDIMENT TRAPS, AND SILT GATES) WILL BE RESPECTED BY THE CONTRACTOR AND REPAIRED AS NEEDED TO CONTROL EROSION. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

7. THE PROPOSED CONSTRUCTION PROJECT WILL INVOLVE MINOR EXCAVATION EFFORTS WITHIN THE CONSTRUCTION LIMITS OF THE PROPOSED BUILDING. ALL EXCAVATED MATERIAL WILL BE HAULED OFF SITE. TOPSOIL SHALL BE STOCKED PILED AND USED AS NEEDED PRIOR TO SEEDING AND GRASSING LANDSCAPED AREAS. THE PARKING LOT WILL REQUIRE MAJOR EARTHWORK ACTIVITIES IN ORDER TO PROVIDE POSITIVE DRAINAGE ACROSS NEWLY ASPHALT SURFACING. THERE WILL BE SLOPES AND BERMS CONSTRUCTED AT NO GREATER THAN 2:1V.

8. ACCORDING TO F.I.R.M. MAPS, THE SUBJECT SITE IS NOT LOCATED WITHIN A FLOOD PLAIN, NOR IS THE ADJOINING PROPERTY.

9. THE PROPOSED CONSTRUCTION PROJECT DOES NOT IMPACT OR AFFECT WETLANDS.

10. THE SUBJECT SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.

11. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF HOMEWOOD AND JEFFERSON COUNTY SPECIFICATIONS.

13. THE GENERAL CONTRACTOR IS: _____ PHONE: _____

SITE CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF HOMEWOOD STANDARDS

2. CONTRACTOR/OWNER SHOULD EMPLOY A GEOTECHNICAL ENGINEER TO DETERMINE SUITABILITY OF EXISTING SOILS. COMPACTION REQUIREMENTS FOR BUILDING AND PARKING, ETC.

3. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.

4. CONTRACTOR TO FIELD VERIFY THE LOCATION AND THE DEPTH OF ALL UNDER GROUND UTILITIES PRIOR TO DIGGING. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY FOR THE COST OF ANY REPAIR WORK TO EXISTING UTILITIES (SHOWN OR NOT SHOWN) IF DAMAGED DURING CONSTRUCTION.

5. CONTRACTOR TO COORDINATE LOCATION/COST OF PROPOSED UTILITIES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS WITH THE SITE DESIGN ARE ENCOUNTERED.

6. ALL UTILITIES PLACED WITHIN A ROAD WAY SHALL BE BACKFILLED WITH CRUSHED STONE THE ENTIRE DEPTH.

7. FIRE FLOW TESTING AND AVAILABILITY OF WATER FOR FIRE FLOW USAGE WAS NOT EVALUATED AS PART OF THIS SITE PLAN. THE OWNER IS RESPONSIBLE FOR VERIFICATION, IF NECESSARY.

8. CONTRACTOR SHALL PROVIDE ALL SAFETY PRECAUTIONS FOR VARIOUS TYPES OF CONSTRUCTION REQUIRED BY THIS PROJECT. THE PROJECT ENGINEER WILL NOT STAY ON THE JOB TO SUPERVISE ANY WORK, SAFETY FEATURES OR PRECAUTIONS.

H.C. PARKING SIGN MOUNTED 84" ABOVE GRADE. SIGN THE INTERNATIONAL SYMBOL DESIGNATED SPACE OF ACCESSIBLE PARKING

J.M. Burnett
08/24/2026



NO.	DATE	REVISIONS	DRN	CID

Drawn BY D.W. Wheeler	DATE 05/03/23	CHECKED BY J.M. Burnett	DATE 05/03/23
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APPROVED BY
J.M. Burnett

THIS DRAWING MAY CONTAIN CONFIDENTIAL AND PRIVILEGED INFORMATION FOR THE SOLE USE OF THE INTENDED RECIPIENT. ANY REVIEW, USE, REPRODUCTION, DISTRIBUTION, OR DISCLOSURE BY OTHERS IS STRICTLY PROHIBITED.

TRADEMARK ENGINEERING SERVICES, INC.
4618 BURNING TREE LANE
PELHAM, ALABAMA, 35124
OFFICE: (205) 304-1803 EMAIL: TRADEMARK@AOL.COM

AS-BUILT SURVEY
Parcel #: 29 00 15 4 005 003.00
Owner: ALHEJAZEN FAMILY REVOCABLE TRUST
215 WEST VALLEY AVE., HOMEWOOD, AL. 35209

SCALE: _____ CONTRACT: _____ DRAWING NO.: _____

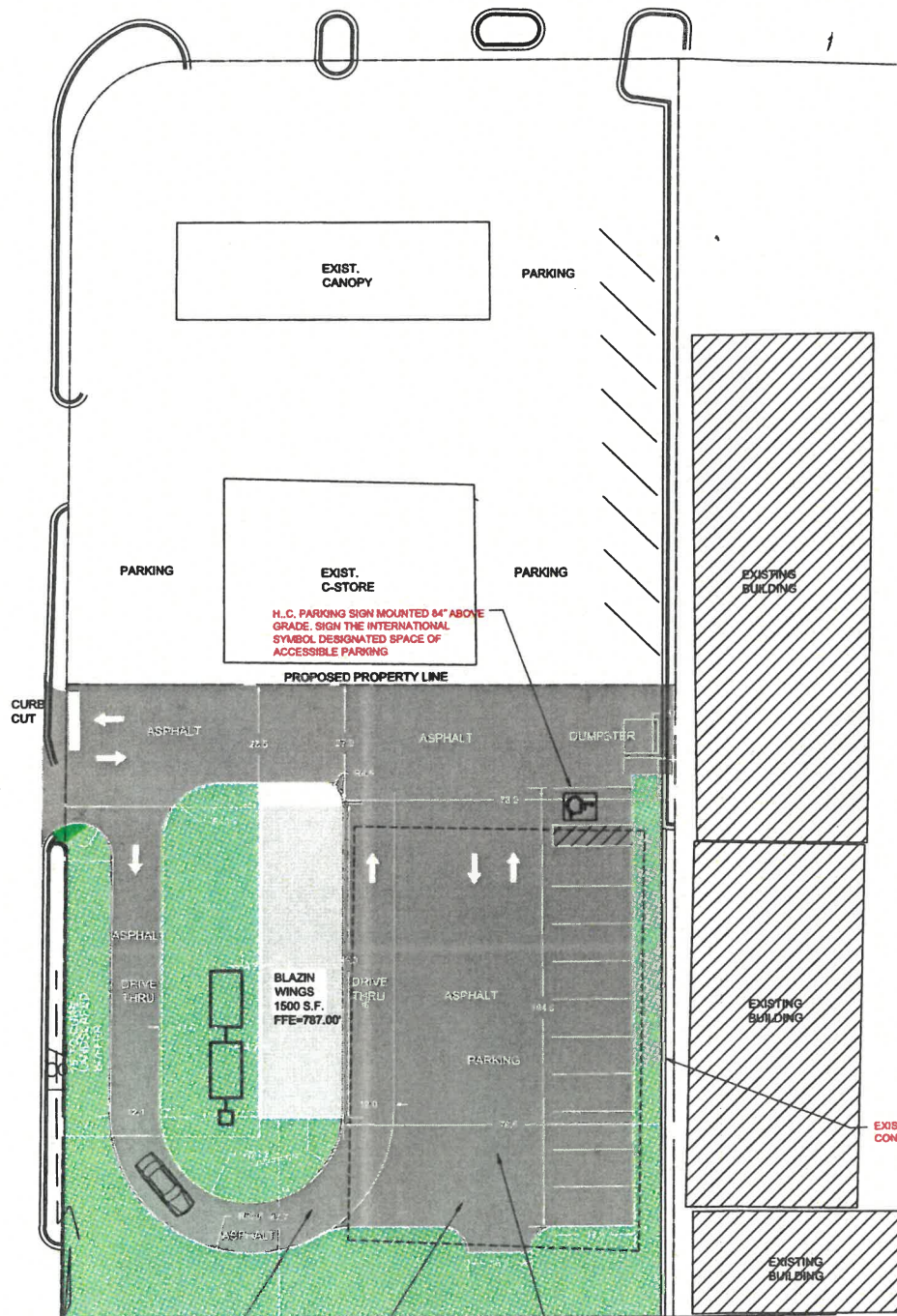
AS NOTED 0530320-139 C-1

REV. A

FILE NAME: BLAZIN WINGS BASE_06112026 CURRENT JMB.DWG



ASPEN RIDGE
(50' R.O.W.)



PAVEMENT (TYPICAL)
BIT. PLANT MIX (4WD 416)
@ 110 LB./S.Y.
over 1" 825 B STONE BASE
(COMPACTED TO 100% SPD)
SUB GRADE

PAVEMENT (TYPICAL)
BIT. PLANT MIX (4WD 416)
@ 110 LB./S.Y.
over 1" 825 B STONE BASE
(COMPACTED TO 100% SPD)
SUB GRADE

ROUGHEN UP EXISTING CONCRETE PAD AND PAVEMENT

EXISTING CONCRETE WALL

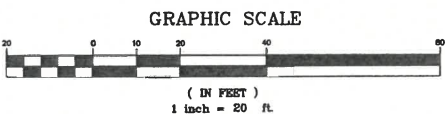
EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING



LEGEND	
A - Arc Distance	Δ = Delta Angle
R - Radius	⊗ = FIRE HYDRANT
POB - POINT OF BEGINNING	⊕ = WATER METER
POC - POINT OF COMMENCEMENT	⊖ = WATER VALVE
(M) - FIELD MEASURED INFORMATION	⊗ = GAS VALVE
(D) - DEED DIMENSION	⊕ = GAS METER
(P) - PLAT DIMENSION	⊖ = SANITARY SEWER MANHOLE
UTS - UNABLE TO SET CORNER	⊗ = STORM DRAIN MANHOLE
IP - IRON PIPE	⊕ = UTILITY POLE
IR - IRON ROD	
R/W - RIGHT-OF-WAY	
FND - FOUND	
OHW - OVER HEAD WIRE	
UP - UTILITY POLE	
○ CAPPED IRON ROD SET	
● (IPF) IRON PIN FOUND	

HANDICAP PARKING SPACE DETAIL

RELEASED FOR PERMITTING

By: JMB DATE: 08/24/2026

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

Cale Smith, City Manager

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

Wyatt Pugh, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter serves 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, September 1, 2026**. 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:

Trademark Engineering Services, Inc.

for a proposed subdivision plat of land owned by:

Alhejazen Family Revocable Trust

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

215 West Valley Avenue

Parcel ID: 29-00-15-4-005-003.000

The proposal consists of a RESURVEY

Purpose:

A request for approval of a Resurvey subdividing an existing developed lot, comprising a total of 43,381 sq. ft., into two separate lots. As proposed, one of the lots would continue to serve as the site for an existing convenience store, while the second lot would be cleared as the site for the construction of a future restaurant.

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 one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before August 25, 2026, 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.



Fred Goodwin, Planner
Engineering & Zoning Department
PC CASE # RS 26-09-03

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

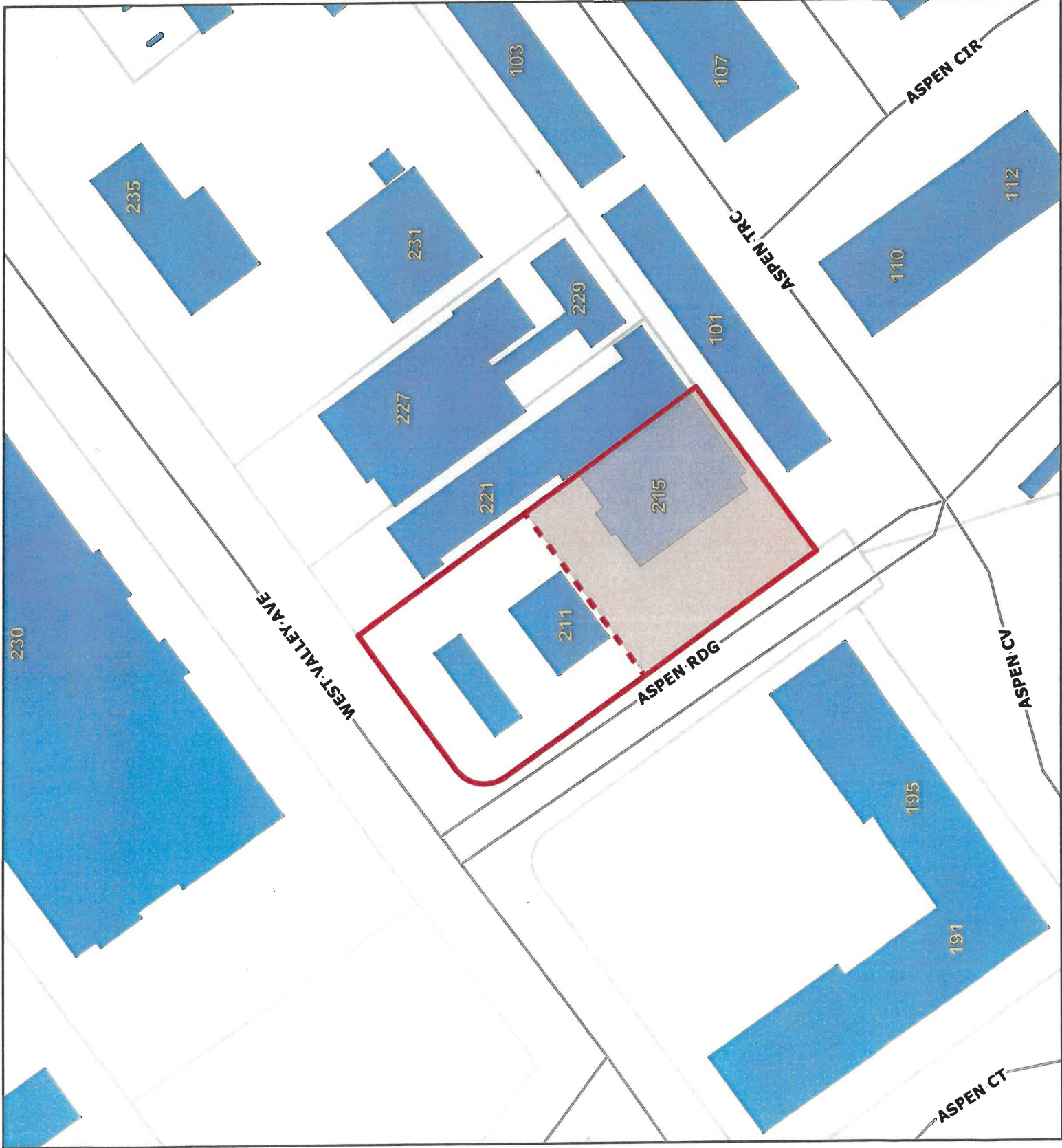
Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

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 of, or in 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 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.

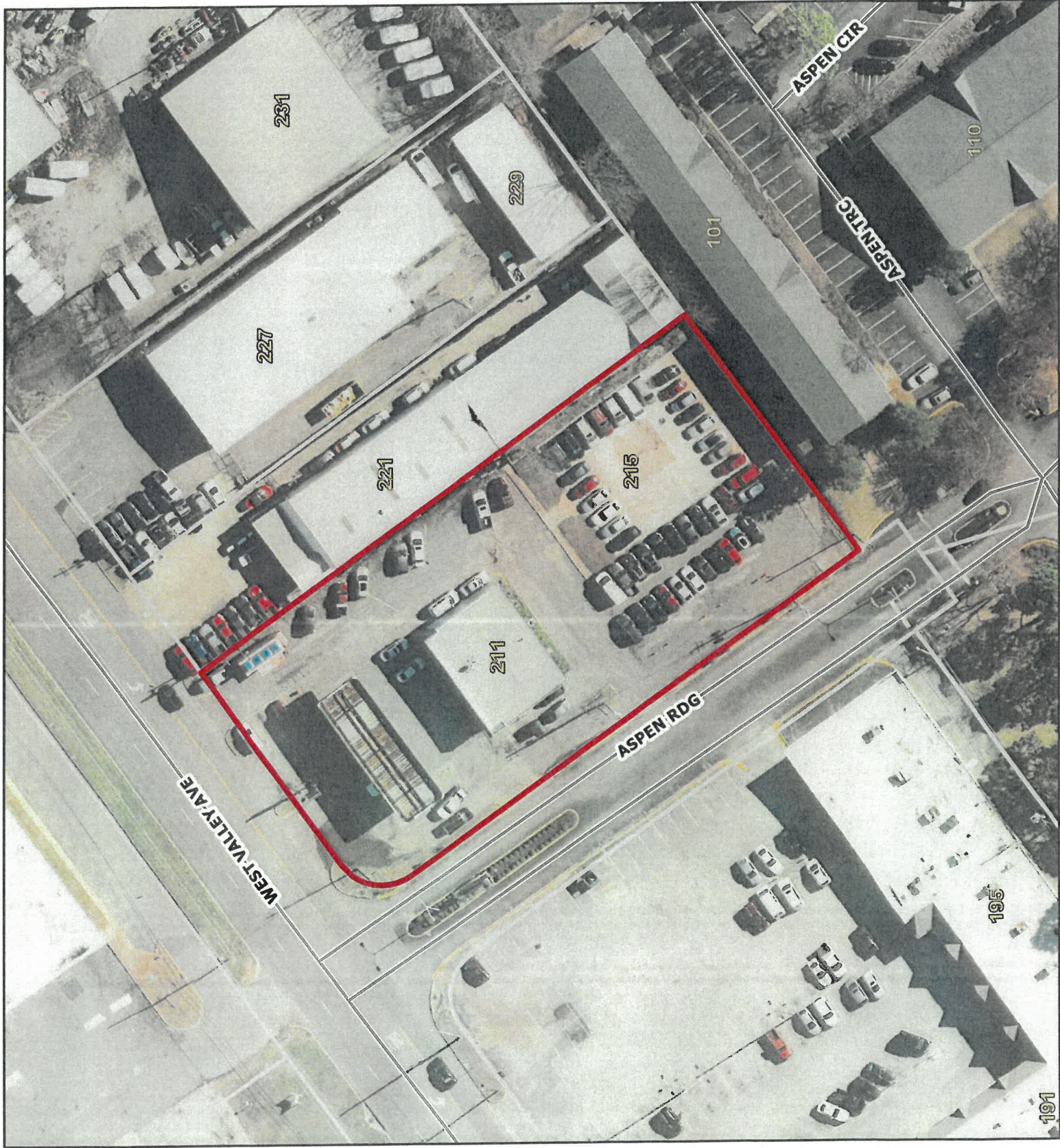
The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council’s Committee Workroom located on the 2nd floor behind the Council Chambers. While members of the public may attend and observe the work session, questions and/or comments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



- Subject Property
- Proposed Lot
- Building Footprint
- Parcels

0 20 40 80 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 HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.



 Subject Property
 Parcels

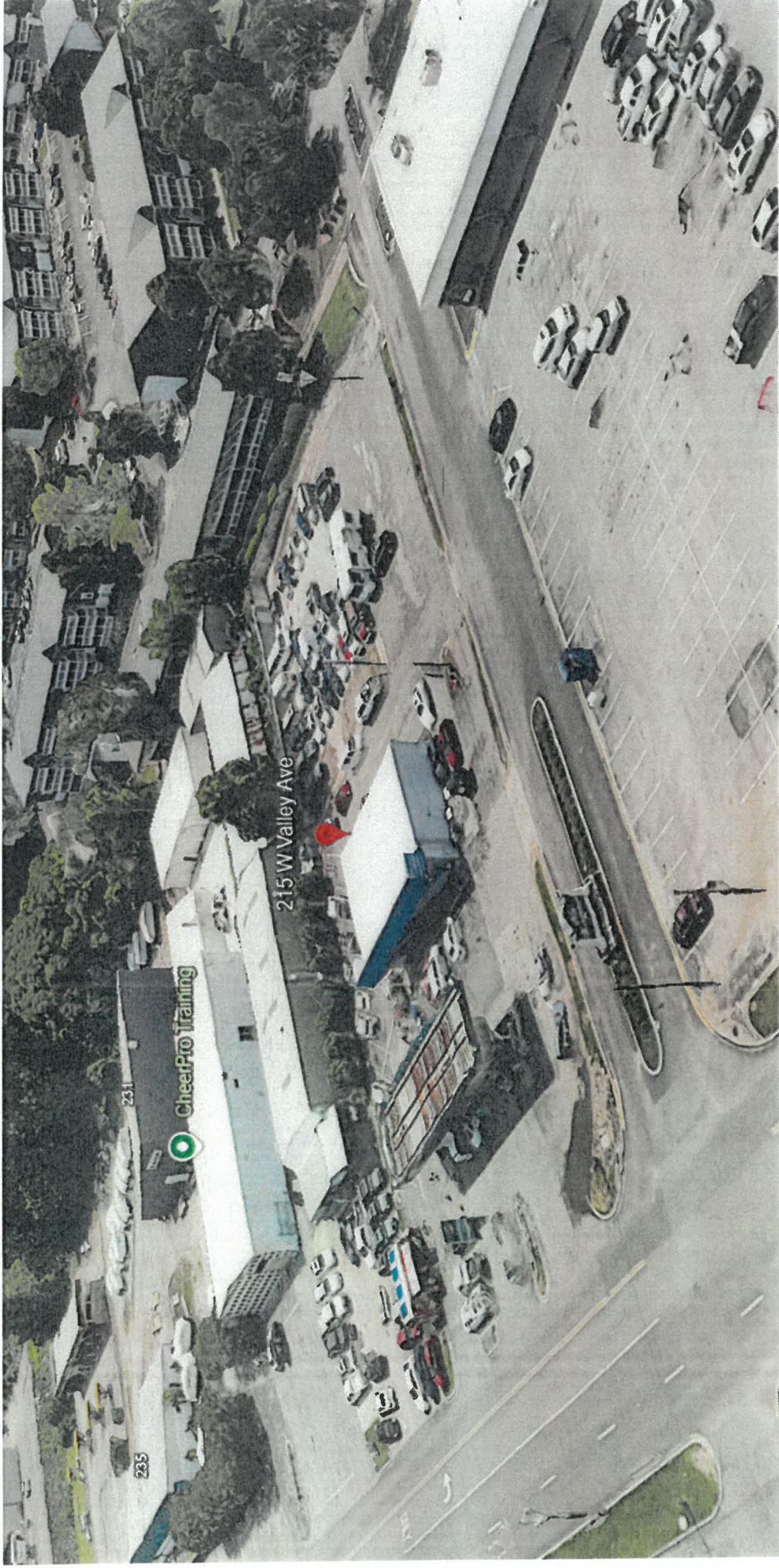


0 15 30 60

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
HOMEWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMEWOOD IS PROHIBITED.

215 W Valley Avenue – Bird’s Eye View Southeast





RZ 26-09-04

City of Homewood
Department of Engineering & Zoning
2850 19th Street South, Homewood, AL 35209
cityofhomewood.com

Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

Property Address: 832 Green Springs Hwy Homewood, AL 35209
Parcel ID: 29 002 31 003 024.000 **Current Zoning:** GURD
Acreage: 0.61 AC **Proposed Land Use:** ~~GURD~~ COMMERCIAL / RETAIL
Applicant: Kadre Engineering, LLC **Property Interest of Applicant:** N/A
E-mail: bhatcher@kadre-eng.com **Applicant Phone #:** (205) 305-4079
Mailing Address: 2447 Alton Rd, Ste 101 Birmingham, AL 35210

Property Owner: AL Homewood Green Springs, LLC Authorized representative of
E-mail: sbrock@sagemarkdevelopment.com **Phone #:** 205-835-4400 Tanani Properties
Mailing Address: 4209 Autumn Lane Vestavia Hills, AL 35243 and Investments, LLC

Request (check all applicable items):

- | | | |
|---|--|---|
| ☐ Variance Request | ☒ Rezoning / <small>AMENDMENT TO ZONING ORDINANCE CONDITIONS</small> | ☐ Development Plan |
| ☐ Other BZA Request: _____ | ☐ Zoning Text Amendment | ☐ Final |
| | ☐ Resurvey | ☐ Amended |

Signatures of Property Owner and Applicant:

I, John Whitson, member AL Homewood Green Springs, LLC (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize Kadre Engineering, LLC (Print Applicant) to act as representative in all matters concerning this application.

[Signature] 5/12/26
Signature of Property Owner Date

[Signature] 5/12/26
Signature of Applicant (BRIAN HATCHER) Date

For office use only:

- | | |
|---|--|
| ☒ Completed Application form with signatures | Current Zoning District: <u>GURD</u> |
| ☒ Project Narrative | Proposed Zoning District: <u>GURD</u> |
| ☐ 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc. | Special Flood Hazard Area (Y/N): <u>NO</u> |
| ☐ Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc. | |
| ☒ Application Fee | |
| ☐ Other Required Documents: _____ | |
| Date Received in Office: <u>MAY 20, 2026</u> | Time Received: <u>—</u> |
| Received By: <u>FRED GOODWIN</u> | Case Number(s): <u>RZ 26-09-04</u> |

Revised December 2023

Statement of Intent

The proposed Dutch Brothers Homewood development as illustrated in the attached Rezoning Application submittal includes a 986 SF building with associated drive through, walk-up window, patio and hardscapes. The proposed use of this building is for coffee and beverages with drive-through and walk-up windows and associated patio dining. No indoor dining is provided. The proposed development provides 13 parking spaces, exceeding ordinance requirements. Access points to the proposed development will be from Green Springs Highway and Raleigh Avenue.

The existing property presents notable topographic challenges, with approximately 20 feet of elevation change across the site, requiring thoughtful grading and layout strategies to support safe, accessible vehicular and pedestrian circulation while effectively managing stormwater and earthwork. Additionally, the existing property has a variable-width Green Belt Buffer located on the western property line. The buffer was put in place during a previous subdivision case. Subsequently, the City of Homewood has rezoned this property and the adjacent commercial properties to GURD. Within the GURD zoning, a 10' landscape buffer is required between GURD and adjacent residential zonings. The northwest corner of this proposed development abuts 7.5' of an adjacent residential zoned property. With the exception of this portion of the property, the subject property is surrounded by Commercially zoned property or City of Homewood ROW. This plan proposes the 10' landscape buffer required by the GURD zoning and the removal of the Green Belt Buffer.

Parcel ID	Current Zoning	Proposed Zoning
2900231003024.000	GURD	GURD

All utilities for this project are available within the adjacent Rights-of-Way.

Please call if you have any further questions.
Sincerely,



Brian L Hatcher, PE

Principal
2447 Alton Road, Suite 101
Irondale, AL 35210
BHatcher@kadre-eng.com
205.305.4079

PRELIMINARY
NOT FOR
CONSTRUCTION



© copyright 2026
These drawings and design
intent are the sole property of
Kadre Engineering, LLC
which may not be reproduced
without the written permission.

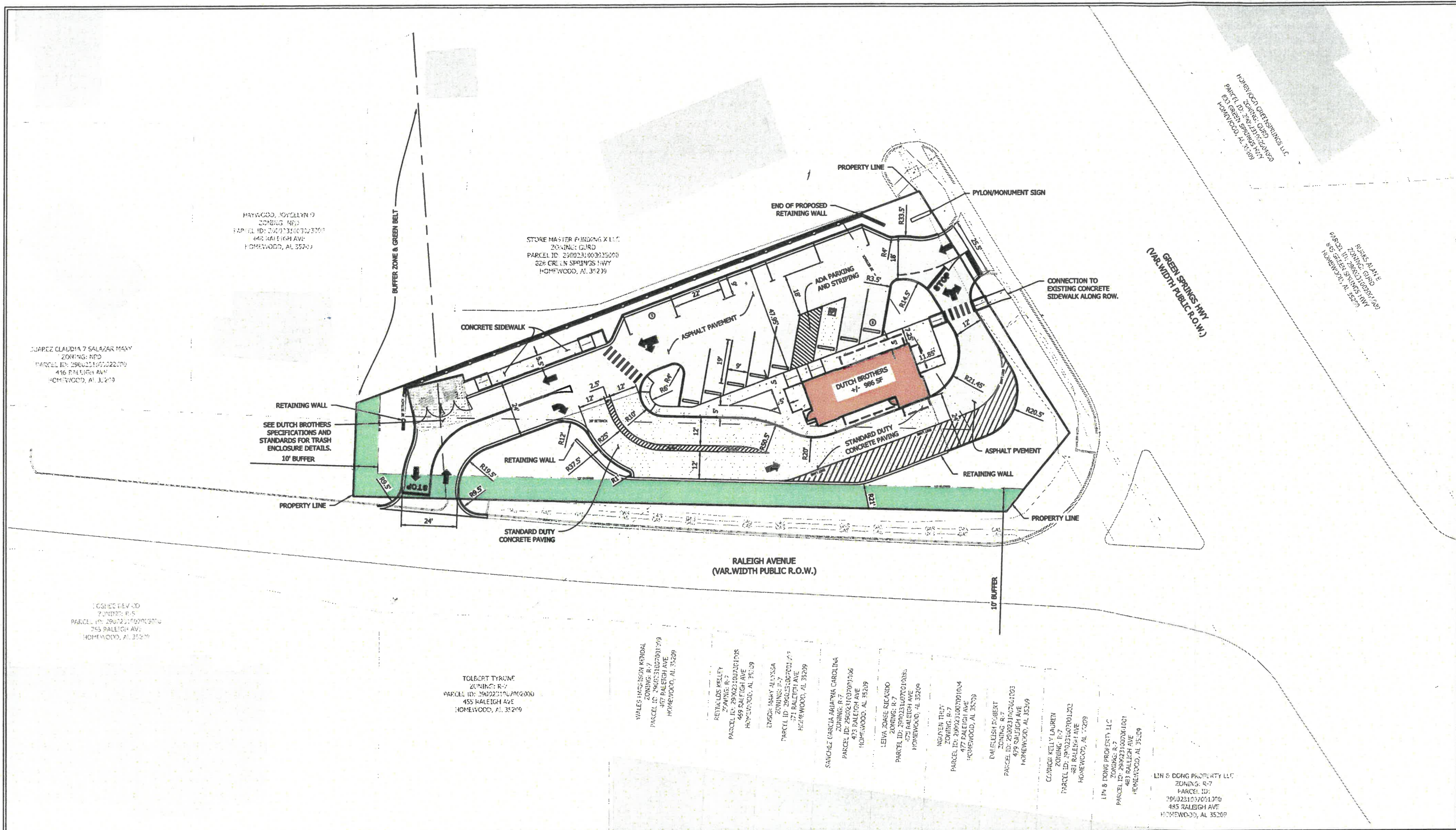
Date	
Revision	
No.	

DUTCH BROTHERS AL HOMEWOOD GREEN SPRINGS, LLC HOMEWOOD, AL

SHEET TITLE:
SITE LAYOUT PLAN

DRAWN BY: JGK
CHECKED BY: BH
DATE: 05/01/2026
PROJECT NUMBER: 26043
SCALE: AS SHOWN
SHEET NUMBER:

2.0

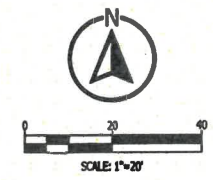


SITE LAYOUT LEGEND

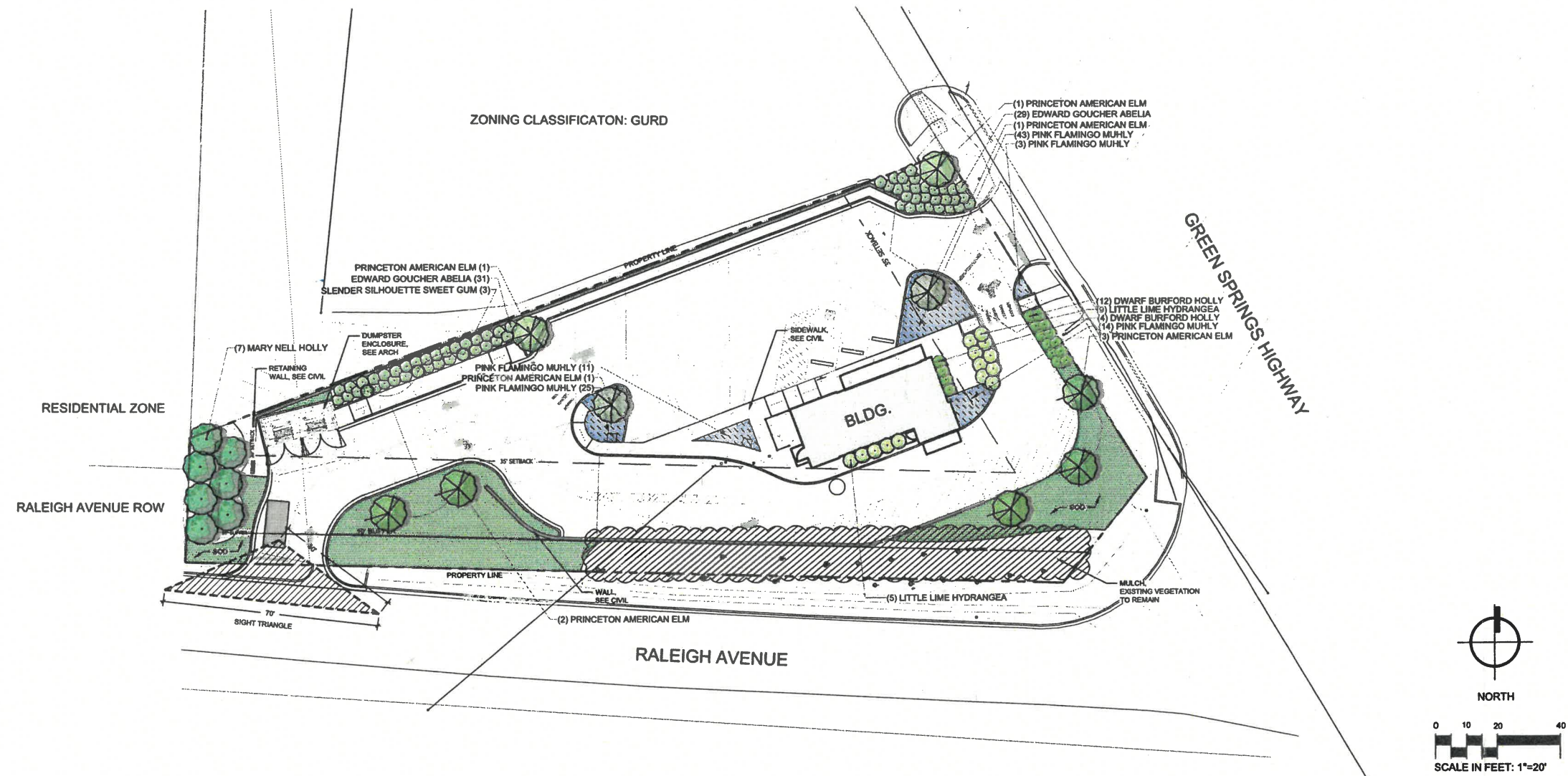
[Pattern]	STANDARD DUTY ASPHALT PAVING
[Pattern]	CONCRETE PAVING
[Pattern]	CONCRETE SIDEWALK
[Symbol]	PARKING COUNT

SITE DEVELOPMENT TABLE	
PROPOSED PARCEL DATA	
ZONING	GURD
EXISTING PARCEL NUMBER	2900231003024000
GROSS SITE AREA	0.61 ACRES
GROUND COVERING (BLDG.)	3.70%
GROUND COVERING (HARDSCAPE)	68.69%
PROPOSED PARKING COUNT	13

- NOTES:**
- All future light poles will not exceed the height allowed by Homewood Ordinances.
 - 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 proposed 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.
 - Underground utilities shown on this map are from local utility company records and should be field verified prior to construction.



Date	
Revision	
No.	



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SPREAD	SPACING	REMARKS
TREES								
	7	ILEX X 'MARY NELL'	MARY NELL HOLLY	B & B	10-12'	10' - 12' MIN.	10' O.C.	HEALTHY, FULL TO GROUND
	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	2.5" CAL. MIN./B&B	14' - 16' MIN.	1.5' - 2.5' MIN.	AS SHOWN	STRONG CENTRAL LEADER, HEALTHY
	9	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" MIN.	13'	5' - 8' MIN.	AS SHOWN	STRONG CENTRAL LEADER
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT.	SPREAD	SPACING	REMARKS
SHRUBS								
	60	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	3 GAL.	36" MIN.	4'-5'	4' O.C.	
	14	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3 GAL.	18"	18"-24" MIN.	4' O.C.	FULL, HEALTHY PLANT
	16	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL.	24"	15" - 18"	5' O.C.	FULL HEALTHY PLANT
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPREAD	SPACING	REMARKS
GROUND COVERS								
	3,562 SF	CYNODON DACTYLON	BERMUDAGRASS	SOD			36" O.C.	NO WEED, TO BE LAID WITHIN 48 HOURS OF BEING CUT
	96	MUHLBERGIA X 'PINK FLAMINGO'	PINK FLAMINGO MUHLY	3 GAL.	24"	-	36" O.C.	FULL HEALTHY PLANT

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 260 OF THE CITY OF HOMEWOOD, ALABAMA, ENTITLED "THE ZONING ORDINANCE OF THE CITY OF HOMEWOOD, ALABAMA", AS HERETOFORE AMENDED BY ORDINANCE NO. 732 ADOPTED ON THE 11TH DAY OF DECEMBER, 1961.

WHEREAS, the Planning Commission of the City of Homewood, Alabama, has approved and recommended to the City Council that Ordinance No. 260 of the City of Homewood, Alabama, entitled "The Zoning Ordinance of the City of Homewood, Alabama", as heretofore amended by Ordinance No. 732 adopted on the 11th day of December, 1961, be further amended by zoning the property described in Section 1 hereof as "Zone B-2", subject to the hereinafter provided conditions and stipulations, and

WHEREAS, the City Council has found it necessary and desirable that the zoning on the hereinafter described parcel of property be changed as aforesaid and has set a public hearing on said ordinance on the 9th day of February, 1981, and has directed the City Clerk to give notice thereof, as provided by law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Homewood, Alabama, that Ordinance No. 260 of said City, as heretofore amended by Ordinance No. 732, and the Zoning Map of said City, as adopted by the City Council of said City, be and the same hereby are amended as follows:

Section 1. That the following described parcel of property located in the City of Homewood, Jefferson County, Alabama, more particularly described as follows:

That part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 18 South, Range 3 West, more particularly described as follows:

Begin at the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 23; thence north along the west line of said forty for 150 feet; thence east and parallel with the south line of said forty for 233.7 feet to a point on the westerly right-of-way line of the Green Springs Highway; thence along said Green Springs Highway a distance of 133.9 feet in a southeasterly direction; thence 44.3 feet along the right-of-way line of said highway to the south line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence west along said south line 282 feet to the point of beginning.

ing conditions and stipulations, which shall attach to and run with

the land: (1) That no driveway or entrance, for entrance to, or exit from, the above-described property to, or from, Green Springs Highway, hereafter shall be constructed, maintained or used, or be permitted to be constructed, maintained or used, for said purpose, or purposes, by the person, or party, then owning said property, except at, or near, the Northeasterly corner of said parcel of property, where same abuts on Green Springs Highway; (2) that a buffer zone and green belt not less than twenty (20) feet in width shall be created, constructed on and established along the westerly twenty (20) feet of aforesaid parcel of property, which said buffer zone and green belt shall not be used for off-street parking of motor vehicles or for any other business or commercial uses and purposes other than as a buffer zone and green belt related to the B-2 uses of the remaining portion of aforesaid parcel of property; (3) that no driveway or entrance, to, or from, Raleigh Avenue, hereafter shall hereafter be constructed, maintained or used for said purpose, or purposes by the person or party, then owning said property except at, or near the intersection of the northerly line of Raleigh Avenue and the easterly line of said buffer zone and green belt; (4) that no motor vehicle, as defined in the Highway Code of Alabama, using said driveway for ingress to said driveway, or parcel of property, from Raleigh Avenue, shall enter said driveway, or said parcel of property, except by making a right hand turn from Raleigh Avenue, at any time, and that no such motor vehicle using said driveway for egress from said driveway, or parcel of property, into Raleigh Avenue, shall enter Raleigh Avenue, except by making a right hand turn from said driveway or said parcel of property at any time.

Section 2. That from and after enactment of this ordinance by the City Council of the City of Homewood and its approval by the Mayor, or its otherwise becoming a law, the uses and restrictions applicable to "Zone B-2", as set out in Ordinance No. 260 of the City of Homewood adopted and amended by Ordinance No. 732, as aforesaid, together with the conditions and stipulations hereinabove set out, shall govern and control the uses made

of and permitted on the property described in Section 1 of this Ordinance, hereof.

Section 3. That the 9th day of February, 1981, at 6:30 o'clock P.M., in the City Hall of the City of Homewood, Alabama, be and the same is hereby fixed as the time when and the place where the City Council will hold a public hearing on said proposed amendment of said ordinance, at which time, all interested parties may appear and be heard.

Section 4. That the City Clerk shall give notice of the time and place of such hearing by publishing a copy of this ordinance in the Shades Valley Sun once a week for two consecutive weeks in advance of its passage, and, in addition thereto, shall give not less than fifteen (15) days notice in writing prior to February 9, 1981, to all owners of property located, in whole, or, in part, within 500 feet from the boundaries of the above-described property, as shown on the records in the office of the Tax Assessor of Jefferson County, Alabama, on a date not more than one (1) year prior to the date of said notice.

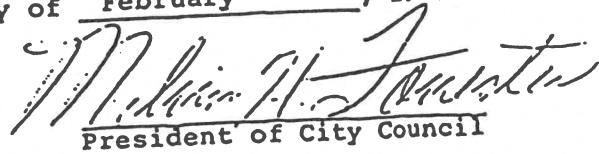
Section 5. That if any part, provision or section of this ordinance is declared to be unconstitutional or invalid by any court of competent jurisdiction, all other parts, provisions or sections of this ordinance not thereby affected shall remain in full force and effect.

Section 6. That said Ordinance No. 260, as heretofore amended by said Ordinance No. 732, and as hereby amended, shall remain and continue in full force and effect.

Section 7. That this ordinance shall become effective immediately upon its passage and approval by the City Council and Mayor of the City of Homewood, Alabama.

Done this 9th day of February, 1981.

APPROVED:


President of City Council


Mayor

ATTEST: Marilyn W. Grubbs, City Clerk
Published Shades Valley Sun: 1-21-81
1-28-81
2-11-81

Posted 2-10-81 Mayor's office, -3-
Homewood Library and Recreation Center

ORDINANCE NO. 1860

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1602 OF THE CITY OF HOMEWOOD ENTITLED "THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF HOMEWOOD", AS HERETOFORE ADOPTED ON THE 9th DAY OF DECEMBER, 1986, AND AS HERETOFORE AMENDED.

WHEREAS, the Planning Commission of the City of Homewood, Alabama, has approved and recommended to the City Council that Ordinance No. 1602 of the City of Homewood, Alabama, entitled "The Zoning Ordinance and the Zoning Map of the City of Homewood, Alabama, as heretofore adopted on the 9th day of December, 1986 and as heretofore amended, be further amended by taking the property described in Section 1 hereof out of C-1 and rezoning all of said property as C-3(C), and

WHEREAS, the City Council of the City of Homewood has found it necessary and desirable that the zoning on the hereinafter described parcel of property be considered and has set a public hearing on said ordinance on October 10, 1994, and has directed the City Clerk to give notice thereof, as provided by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMEWOOD, ALABAMA, that Ordinance No. 1602 of said City, as heretofore adopted, as amended, and the Zoning Map of said City, be and the same hereby are amended as follows:

Section 1. That the following described parcel of property located in the City of Homewood, Jefferson County, Alabama, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

be and the same hereby is taken out of C-1 and rezoned C-3(C).

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the owner and any assigns or successors in interest in the property shall erect and maintain a six (6) foot high privacy fence of good quality and workmanship, with an attractive appearance consistent with the new restaurant, to be maintained by the owner or its assigns or successors in interest in good repair and order. The fence shall be furnished in like quality appearance on both sides, that is, the side facing Green Springs Avenue and the side facing the Turnipseed residence.
2. That there shall be created and maintained a green-belt buffer along the western property line a distance of the C3(C) property (approximately 152.48 feet). The green-belt shall be a width of forty (40) feet at the southwest property line and a width of twenty (20) feet at the northwest property line.

5. That restrictive covenants, satisfactory to the City, setting out the conditions referred to herein, shall be placed on the property by the owner, which restrictions shall constitute covenants running with the land.

Section 2. That from and after the enactment of this Ordinance by the City Council of the City of Homewood and its approval by the Mayor, or its otherwise becoming a law, the uses and restrictions applicable to C-3(C), as set out in Ordinance No. 1602 of the City of Homewood previously adopted and as heretofore amended, shall govern and control the uses made of and permitted on the property described in Section 1 hereof.

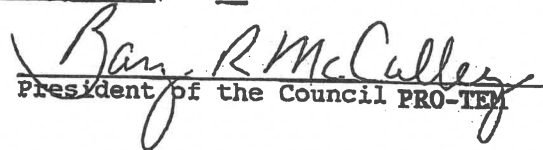
Section 3. That October 10, 1994, at 6:00 o'clock, P.M., in the City Hall of the City of Homewood, Alabama, be, and the same hereby is, fixed as the time when, and the place where, the City Council will hold a public hearing on said proposed amendment of said ordinance, at which time, all interested parties may appear and be heard.

Section 4. That the City Clerk shall give notice of the time and place of such hearing by publishing a copy of this ordinance in the Birmingham Post Herald once a week for two consecutive weeks in advance of its passage, and, in addition thereto, shall give not less than fifteen (15) days notice in writing prior to October 10, 1994, to all owners of property located in whole, or in part, within 500 feet from the boundaries of the above-described property, as shown on the records in the office of the Tax Assessor of Jefferson County, Alabama, on a date not more than one (1) year prior to the date of said notice.

Section 5. That if any part, provision, or section of this ordinance is declared to be unconstitutional or invalid by any court of competent jurisdiction, all other parts, provisions or sections of this ordinance not thereby affected shall remain in full force and effect.

Section 6. That this ordinance shall become effective immediately upon its passage and approval by the City Council and Mayor of the City of Homewood, Alabama, or its otherwise becoming a law.

Dated this 24TH day of OCTOBER, 1994.


President of the Council PRO-TEM

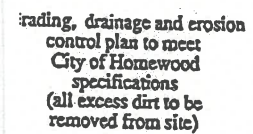
APPROVED:


Mayor

ATTESTED:



37 Parking Spaces



DESCRIPTION:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama, and being more particularly described as follows: Commence at the southwest corner of said 1/4-1/4 section; thence in a northerly direction, along and with the west line of said 1/4-1/4 section, 150.00 feet to the point of beginning; thence continue northerly along and with said west line 42.48 feet to a point; thence with a deflection of 68°52'00", right, leaving said 1/4-1/4 line, 173.40 feet to the westerly right-of-way margin of Greensburg Highway; thence with a deflection of 80°28'00", right, along and with said right-of-way margin, 134.22 feet to a point; thence with a deflection of 123°16'30", right, leaving said right-of-way margin, 230.44 feet to the point of beginning.

That part of the NE 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 3 West, more particularly described as follows: Begin at the SW corner of the NE 1/4 of the NE 1/4 of said section 23; thence north along the west line of said Forty (or 150 feet) thence east and parallel with the south line of said Forty 238.7 feet to a point on the westerly right-of-way line of the Groen Springs Highway; thence along said Groen Springs Highway a distance of 138.9 feet in a southeasterly direction; thence 44.8 feet along the right-of-way line of said highway to the south line of the NE 1/4 of the NE 1/4; thence west along said south line 282 feet to the point of beginning.

PRODUCED BY AMTXXX/AA

G. S. ^WPalmer Avenue

Exhibit "A"

NOTE: Boundary data furnished by others,
compiled of deeds & surveys - not field verified.

DESCRIPTION:

PARCEL II:

That part of the NE 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 3 West, more particularly described as follows:
Begin at the SW corner of the NE 1/4 of the NE 1/4 of said section 23; thence north along the west line of said Forty for 150 feet; thence east and
feet to a point on the westerly right-of-way line of the Green Springs Highway; thence along said Green Springs Highway a distance of 138.9 feet
along the right-of-way line of said highway to the south line of the NE 1/4 of the NE 1/4; thence west along said south line 282 feet to the point of

K.F.C. ADDITION TO HOMEWOOD

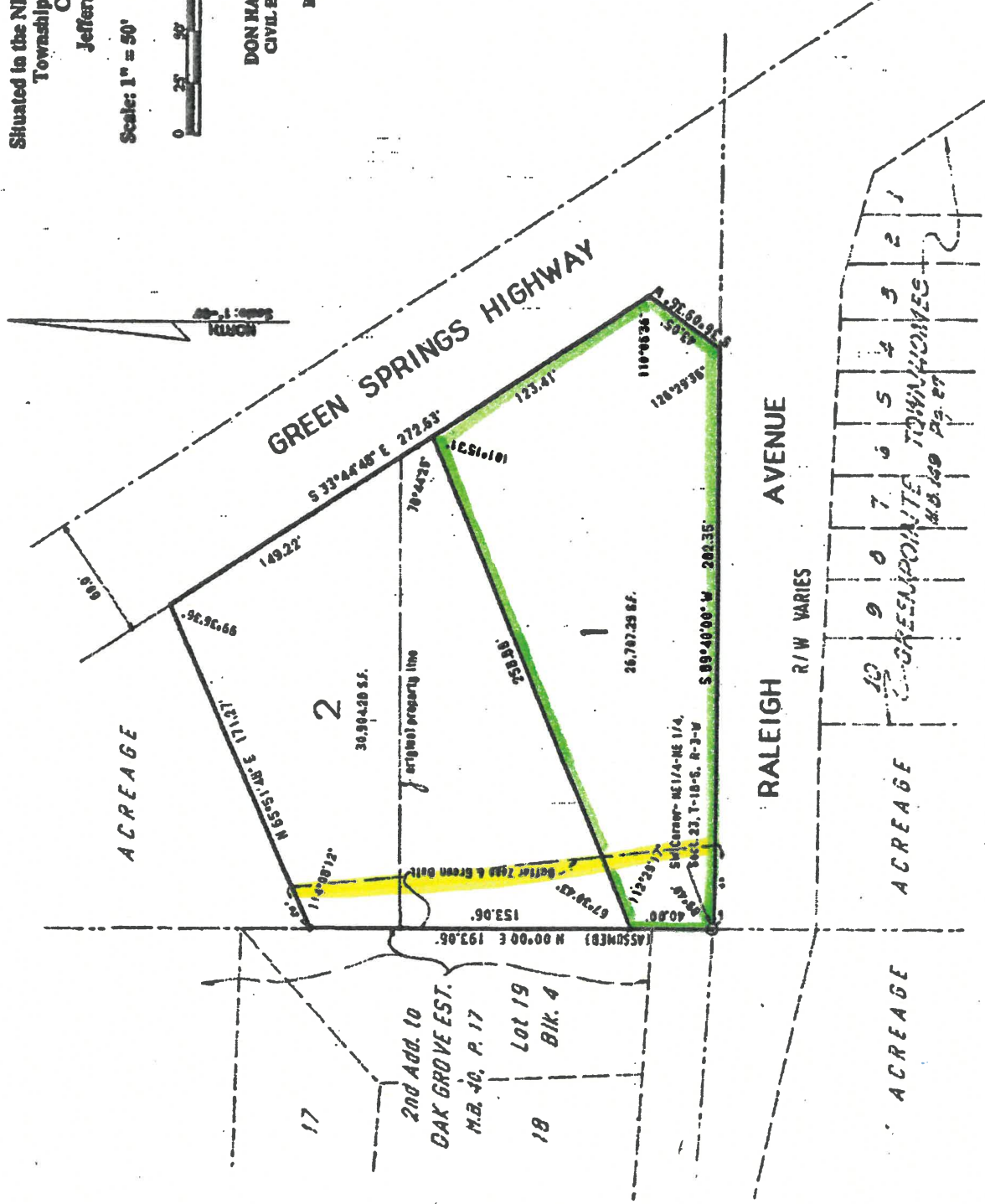
Situated in the NE 1/4 of the NE 1/4 of Section 23,
Township 18 South, Range 3 West,
City of Homewood
Jefferson County, Alabama

Scale: 1" = 50'



November, 1994

Prepared By:
DON HADDEN & ASSOCIATES, INC.
CIVIL ENGINEERS / LAND SURVEYORS
9430 Parkway East
Birmingham, Alabama 35215
(205) 836-1355



STATE OF ALABAMA:
JEFFERSON COUNTY:

We, the undersigned, Donald L. Hadden, for Don Hadden & Associates, Inc., Civil Engineers and Land Surveyors, Alice J. Schleicher, President of Alice J. Schleicher Huntsville, Inc., and Norma V. Oberat, President of Oberat Corporation, both General Partners of AJS Associates, a Kentucky General Partnership, Owner, do hereby certify that the foregoing map is a true and correct map of the property shown above, showing the streets, avenues and other public ways, and the number and dimensions of each lot and showing the relations of the land so plotted to the Government Survey of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama.

IN WITNESS WHEREOF,

we have hereunto set our hands this the 14th day of November, 1994.

DON HADDEN & ASSOCIATES, INC.
Engineers / Surveyors

Donald L. Hadden
Donald L. Hadden, A.L.S., No. 9661

AJS ASSOCIATES
a Kentucky General Partnership

By: **ALICE J. SCHLEICHER HUNTSVILLE, INC.**
its Partner

By: *Alice J. Schleicher*
Alice J. Schleicher, President

OBERAT CORPORATION.
its Partner

By: *Norma V. Oberat*
Norma V. Oberat, President

APPROVED:

By: *Chadman, Homewood Planning Commission*
CHADMAN, HOMEWOOD PLANNING COMMISSION

APPROVED:

By: *Richard R. Powell*
RICHARD R. POWELL ENGINEER

By: *City Clerk*
CITY CLERK

9414/1873
FILED IN THE OFFICE OF THE
CLERK OF THE JEFFERSON COUNTY
IN THE CITY OF BIRMINGHAM
ON NOV 15 1994

NOTARIAL PUBLIC
STATE OF ALABAMA
My Comm. Expires 12/01/95

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Donald L. Hadden, for Don Hadden & Associates, Inc., as surveyor, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me this date that being informed of the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor on the day same bears date.

GIVEN UNDER MY HAND AND SEAL this 14th day of November, 1994.

STATE OF KENTUCKY:
COUNTY OF JEFFERSON:

I, the undersigned, a Notary Public in and for the State of Kentucky at Large, hereby certify that Alice J. Schleicher, whose name as President of Alice J. Schleicher Huntsville, Inc., an Indiana corporation, in its capacity as a General Partner of AJS Associates, a Kentucky General Partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such corporate officer and with full authority, executed the same voluntarily for and as the act of said corporation and in its capacity as General Partner of said partnership on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this 9 day of December, 1994.

My commission expires: 8/4/96

STATE OF KENTUCKY:
COUNTY OF JEFFERSON:

I, the undersigned, a Notary Public in and for the State of Kentucky at Large, hereby certify that Norma V. Oberat, whose name as President of Oberat Corporation, a Kentucky corporation, in its general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such corporate officer and with full authority, executed the same voluntarily for and as the act of said corporation and in its capacity as General Partner of said partnership on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this 9 day of December, 1994.

My commission expires: 8/4/96

David M. Vogt
Notary Public

NOTE: All parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.