

Agenda
Homewood Planning Commission
Tuesday, September 6, 2022, 6:00 P.M. *
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209

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

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

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1ION2MxWnpVWk5pcUFMdz09>

2nd Option: Join through the app if you already have the Zoom app downloaded Meeting #: 883 5766 5513,
Passcode: 514257

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

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

Board Members

Stuart Roberts, Chairman

Brady Wilson, Vice Chairman

Jennifer Andress

Winslow Armstead

Brandon Broadhead

Patrick Harwell

John Krontiras

Giani Respinto

Paige Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - August 2, 2022**
- IV. Communications/Reports from Chairman & Vice Chairman**

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.

V. Old Business

None

VI. New Business

1. Address: 2773 BM Montgomery Street, Parcel ID: 28-00-07-3-009-014.000,
Applicant: Haven Field Community Church, Owner: Baltic Avenue, LLC
A request to rezone the subject property from C-2, Neighborhood Shopping District to a MXD, Mixed Use District zoning classification to permit the establishment of a church
2. Address: 536 Cobb Street, Parcel ID: 29-00-23-2-003-030.000 , Applicant: James
Parsons/Schoel Engineering Company, Owner: Albritton Holdings 1, LLC
A request to rezone the subject property from GURD, Green Springs Urban Renewal District to a WHD, West Homewood District zoning classification to facilitate potential future commercial development.

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

VIII. Election of Chairman and Vice-Chairman for the 2022-2023 term.

IX. Adjournment

***NOTE:** Prior to the scheduled public hearing, a brief work session will be held for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

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

1. Date application filed: July 8, 2022 Requested hearing date: Sept. 6, 2022
2. Applicant: Haven Field Community Church, Todd Harrington, Pastor
 Phone (s): (give several Phone Numbers)
 Address: P.O. Box 59542, Birmingham, AL 35259 2823 Central Ave, Homewood, AL 35209

City
State
Zip
3. Owner: Baltic Avenue LLC
 Phone(s): _____
 Address: 2773 and , BM Montgomery Street, Homewood, AL 35209

City
State
Zip
4. Attach/give a complete legal description: See attached
5. Property location: 2773 BM Montgomery Street, Homewood, AL 35209
6. Tax Map Parcel I.D. Number(s): 2773: 2800073009014000 ~~2777: 2800073009015000~~
7. Acreage: 2773: 0.16 ~~2777: 0.22~~
8. Existing Zoning: C2 Existing land use: Office/Warehouse
9. Proposed Zoning: MXD Proposed land use: Church / Place of Worship
10. Check all required submissions with this application:
 - ☒ Application fee
 - ☒ Reason for the request
 - ☒ Legal description of the subject property
 - ☒ Availability of required utilities
 - ☐ Site plan or preliminary development plan (as required)
 - ☐ Proffer of rezoning conditions (if any)

Signature of Applicant: _____

Signature of authorization by Owner: _____

FOR CITY USE ONLY

\$ 250.00 application fee received on July 8, 2022 by Receipt # 497828

Application received by: FRED GOODWIN on July 8, 2022

Haven Field Community Church
P.O. Box 59542
Birmingham, AL 35259

July 5, 2022

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

To Whom It May Concern:

It is the request of Haven Field Community Church (HFCC), on behalf of Baltic Ave, LLC that two adjacent properties at 2773 BM Montgomery Street and 2777 BM Montgomery Street be rezoned from C-2 to MXD. This request is being made so that Haven Field Community Church can lease and occupy the structure at 2773 BM Montgomery Street and use a portion of the property at 2777 BM Montgomery Street for parking.

Haven Field Community Church is a non-denominational church that was started in 2013 primarily with a core group of local Homewood families. HFCC meets on Sunday mornings for worship service and meets in homes during the week for small group bible study. HFCC's primary location was the Vestavia Library until COVID-19 restrictions prevented large group gatherings for the past few years. HFCC began meeting at the Grocery Brew Pub (2823 Central Ave., Homewood, AL 35209) for weekly worship as an interim location until finding a more permanent spot. Composed of primarily families that reside in Homewood, it has always been HFCC's desire to secure a more permanent location in this vicinity that is in compliance with Homewood Zoning Ordinances.

HFCC has been actively searching for a more permanent location in the Homewood area for the last 3 years. The Zoning Ordinance currently only allows Places of Worship (which would apply to HFCC) in I-2 and MXD Zonings. This is different than most neighboring cities that will allow a Place of Worship to meet in almost any zoning category with a conditional use. This more restrictive ordinance makes it very challenging for a church to legally occupy a facility in the Homewood area based on the limited market of properties with an acceptable zoning category.

HFCC and Baltic Ave, LLC feel that the MXD Zoning is appropriate for this particular area since there is currently a MXD-zoned property across the street at 2762 B M Montgomery Street. Between the two properties owned by Baltic Ave, LLC 25 parking spaces can be accommodated. Based on initial numbers of seating, the building may be required to have 28 parking spaces. It is the intent for HFCC to secure a Parking Agreement with neighboring properties to make up these three parking spaces. The highest parking demand will be on Sunday mornings. During normal business hours, the amount of parking would be more than adequate for our daily operational office needs.

The building's existing Utilities are sufficient to meet electrical, mechanical, and plumbing requirements. The electrical system was updated just recently and the panels have sufficient capacity for this use. HFCC will be installing an automatic fire sprinkler system for the building in order to meet Building Code requirements. This will require a new tap from the fire water line in BM Montgomery, a new vault, alarms, riser, and distribution. We do not anticipate there being any issues with the installation of this NFPA 13-compliant system.

We appreciate your consideration in this issue and look forward to discussions and meetings with you, Community leaders, and City leaders alike.

Sincerely,


Todd Harrington
Pastor
Haven Field Community Church

Legal Description

2773 BM Montgomery Street

(Case # RZ 22-09-01)

**SUB DIVISON1: LOVELESS J T RES
28-7-3**

MAP BOOK: 82 PAGE: 50

SUB DIVISON2:

MAP BOOK: 0 PAGE: 0

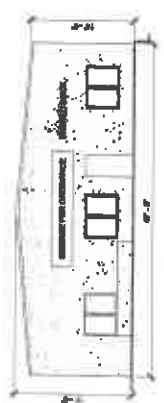
PRIMARY BLOCK:

SECONDARY BLOCK: 0

PRIMARY LOT: 23-A

SECONDARY LOT: 0

**METES AND BOUNDS: LOT 23-A J T LOVELESS ADD TO CLIFTON RESUR OF LOTS
22-23 & 24**



PLANNING SUBMITTED FOR SIZE AND SCALE, NOT FOR FINAL REVIEW.
ALL CITY REQUIREMENTS / RESTRICTIONS / ALLOWANCES PRESENTED
BY THE ZONING COMMISSION TO APPLY TO SUBJECT PROPERTY

2773 B MONTGOMERY STREET
AREA: 4,700 SF (0.105 ACRE)
PROPOSED LAND USE: COMMERCIAL
PROPOSED BUILDING TYPE: CHURCH
DEVELOPMENT PLAN
MAX. BUILDING HEIGHT: 20'

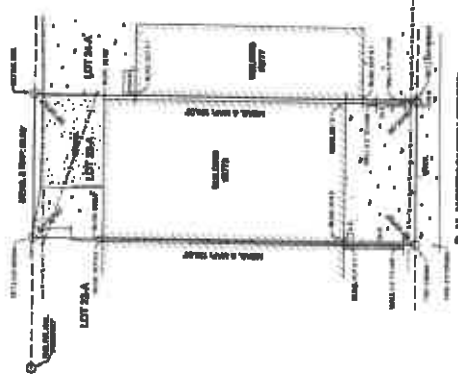
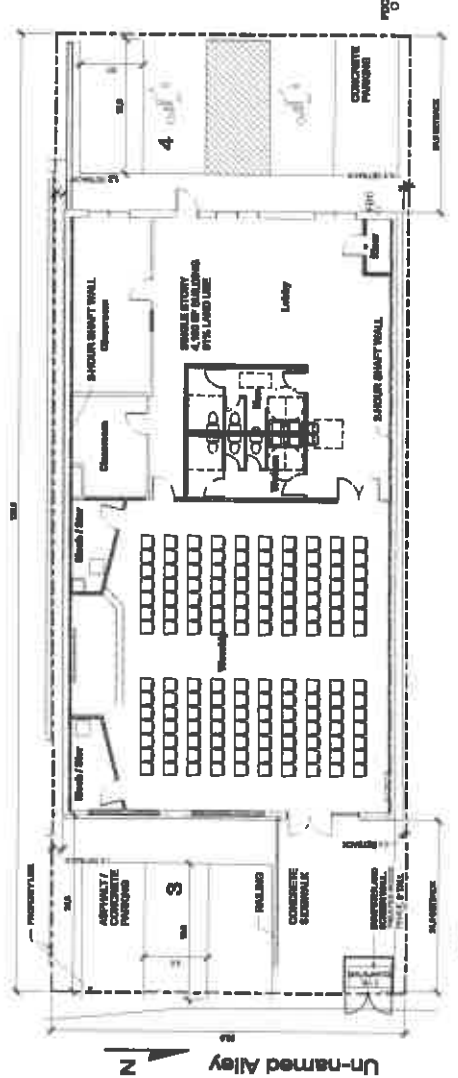
DEVELOPMENT EXEMPT
ANTICIPATED START DATE: OCTOBER 14, 2022
ANTICIPATED COMPLETION DATE: JANUARY 21, 2023
ZONING DISTRICT: RZ-22-09-01
PROPOSED INSTITUTION: HEAVEN FIELD CHURCH

APPROPRIATE NOTES
THE BUILDING TO BE CONSTRUCTED WITH AN ADJACENT FIRE
APPROXIMATELY 10 FEET FROM THE PROPERTY LINE. THE FIRE LINE SHALL BE
MONTGOMERY STREET. THE FIRE LINE SHALL BE A MINIMUM 10-
FOOT WIDE. THE FIRE LINE SHALL BE A MINIMUM 10-FOOT WIDE.
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FINAL DEVELOPMENT PLAN
FOR
HEAVEN FIELD COMMUNITY CHURCH
2773 B.M. MONTGOMERY STREET
HOUSTON, TX 77002
OCTOBER 14, 2022

THIS DEVELOPMENT PLAN IS SUBMITTED TO THE ZONING COMMISSION FOR REVIEW AND APPROVAL. THE ZONING COMMISSION SHALL REVIEW THIS DEVELOPMENT PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCE AND THE CITY OF HOUSTON'S PLANNING AND ZONING CODES.

FINAL DEVELOPMENT PLAN APPROVED BY OWNER _____ 2022	OWNER _____ 2022
THE APPLICANT'S PLAN IS CERTIFIED BY THE FIRE INSURANCE AS CONTAINING ALL REQUIRED INFORMATION ON _____ 2022	FIRE INSURANCE _____ 2022
CERTIFIED BY THE ZONING COMMISSION AS CONTAINING THE REQUIRED INFORMATION ON _____ 2022	ZONING COMMISSION _____ 2022
FINAL DEVELOPMENT PLAN APPROVED BY THE HOUSTON PLANNING COMMISSION ON _____ 2022	CHAIRMAN _____ 2022
	SECRETARY _____ 2022
FINAL DEVELOPMENT PLAN APPROVED BY THE CITY OF HOUSTON CITY COUNCIL ON _____ 2022	COUNCIL PRESIDENT _____ 2022
	CITY CLERK _____ 2022



WEYGAND

2022

**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

**Planning Commission
PUBLIC HEARING NOTICE**

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at **6:00 P.M., on Tuesday, September 6, 2022**. 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:

Haven Field Community Church

for a proposed subdivision plat of land owned by:

Baltic Avenue, LLC

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

2773 BM Montgomery Street

Parcel: 28-00-07-3-009-014.000

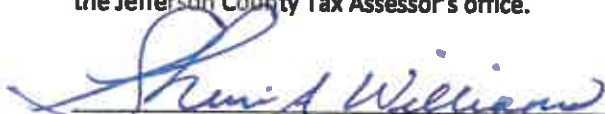
The proposal consists of a REZONE

Purpose:

Request to rezone the subject property from C-2, Neighborhood Shopping District to a MXD, Mixed Use District zoning classification to permit the establishment of a church.

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

This notice is sent by U.S. mail on or before August 30, 2022, which is at least seven days before the fixed hearing date, to all property owners located within 500 feet of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RZ 22-09-01

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 choose to view the meeting via Zoom, please follow the instructions below:

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

2nd Option:

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Meeting #: 883 5766 5513

Passcode: 514257

3rd Option:

Dial in by phone: 312-626-6799

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

A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/Planning Commission" several days before the 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.

Parcel # 28-00-07-3-009-014.000[illegible]

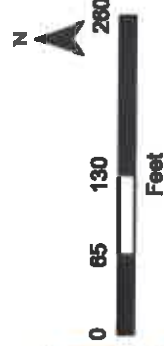
City of Homewood PC Case Map

2773 B M Montgomery
Street

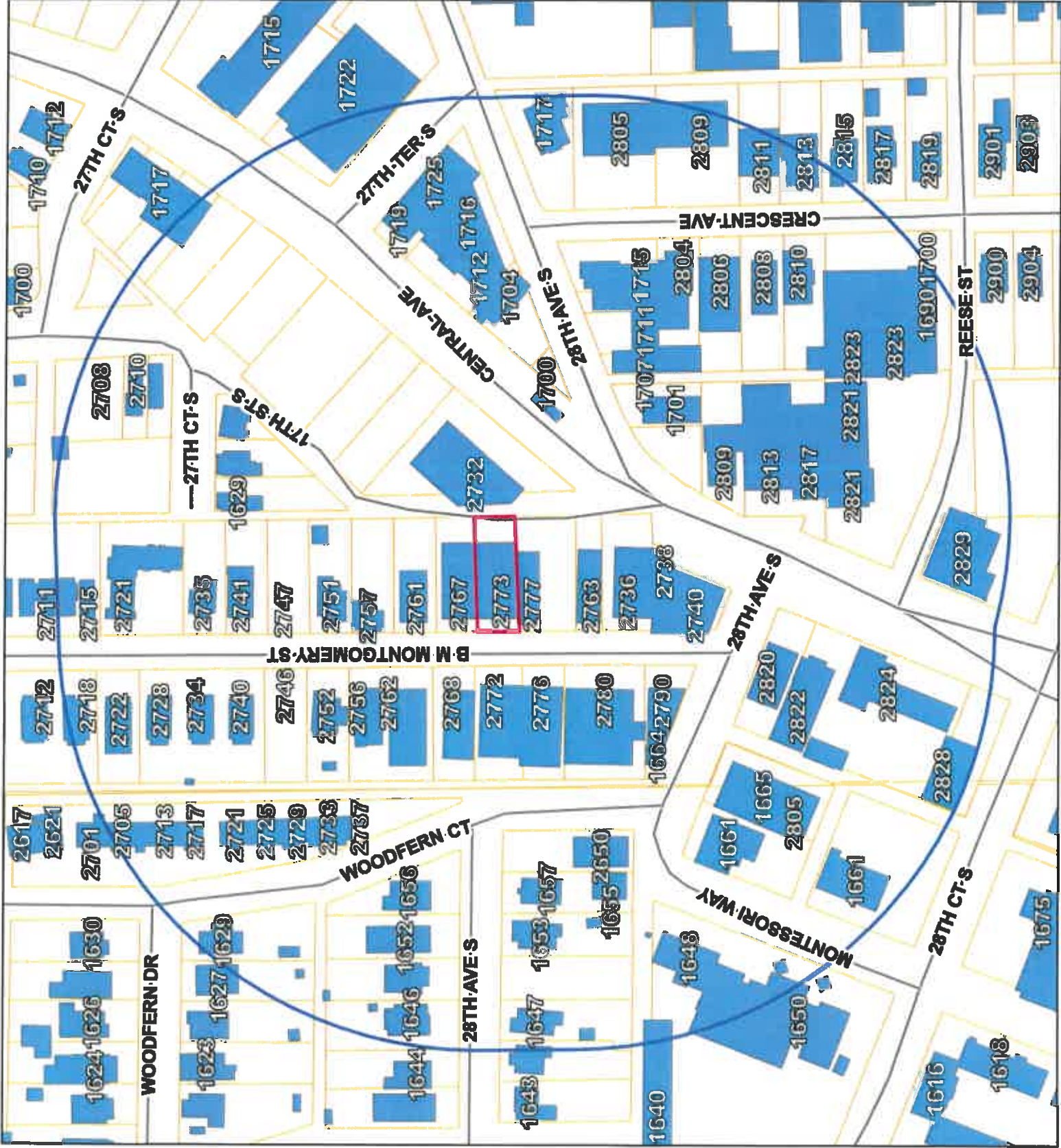
RZ 22-09-01

Notification Area

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



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332-6628



2773 B M Montgomery Street

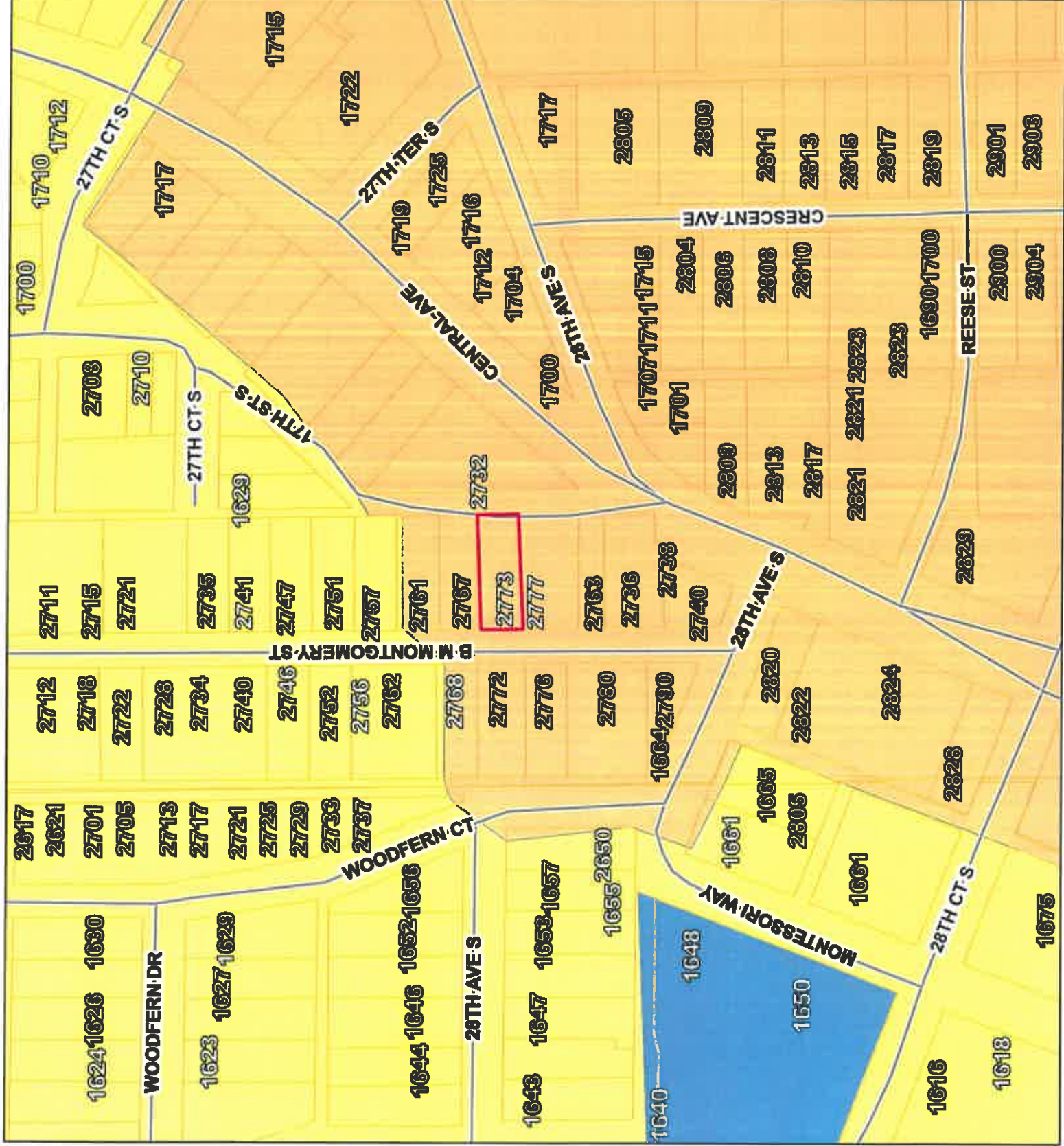
Current Zoning

Subject Property



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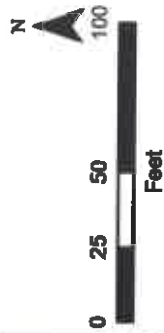
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City of Homewood
PC Case Map
2773 B M Montgomery
Street

RZ 22-09-01
Aerial Map

- Parcels
- Subject Property



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332-6828



- Signature of Applicant _____
- Signature of authorization by Owner _____

\$ 250.00 application fee received on July 13, 2022 by Receipt # 497830
Application received by: FRED GOODWIN on July 13, 2022



July 13, 2022

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

Attention: Secretary to the Planning Commission

Reference: 22-258 West Homewood Development – Rezoning Application

Dear Planning Commission,

Our client is the owner of two contiguous properties known as 536 Cobb Street and 195 Oxmoor Road in Homewood, Alabama 35209. At present, these two properties have different zoning designations.

Our client desires to have a consistent zoning designation across both properties and would like to request a rezone of 536 Cobb Street from the GURD Green Springs Urban Renewal District to the WHD West Homewood District.

This request would not alter existing traffic volumes and there would be no disruption of existing utilities.

We have attached the required application and fee to this letter for your consideration.

Sincerely,

James Parsons, PE | LEED AP
Principal and Director of Engineering

Established 1888
SCHOEL ENGINEERING COMPANY, INC.
1001 22nd Street South | Birmingham, AL 35205
P 205-323-6166 | F 205-323-2252 | schoel.com

LEGAL DESCRIPTION

536 COBB STREET

(Case # RZ 22-09-02)

That part of the NW ¼ of the NW ¼ of Section 23, Township 18, Range 3 West, more particularly described as follows:

Begin at a point on the North line of said NW ¼ of the NW ¼ 30 feet West of the Northeast corner from thence run South and parallel with East boundary line thereof 560 feet for Point of Beginning; thence West 320 feet; thence South 100 feet; thence East 320 feet; thence North 100 feet to the Point of Beginning, being situated in Jefferson County, Alabama.

**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

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

Patrick McClusky, Mayor

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

Cale Smith, PE, Director

**Planning Commission
PUBLIC HEARING NOTICE**

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

James Parsons / Schoel Engineering Company

for a proposed subdivision plat of land owned by:

Albritton Holdings 1, LLC

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

536 Cobb Street

Parcel: 29-00-23-2-003-030.000

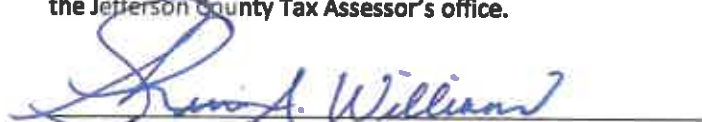
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Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RZ 22-09-02

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536 Cobb Street
REZONING
CASE NO. RZ 22-09-02
Parcel # 29-00-23-2-003-030.000



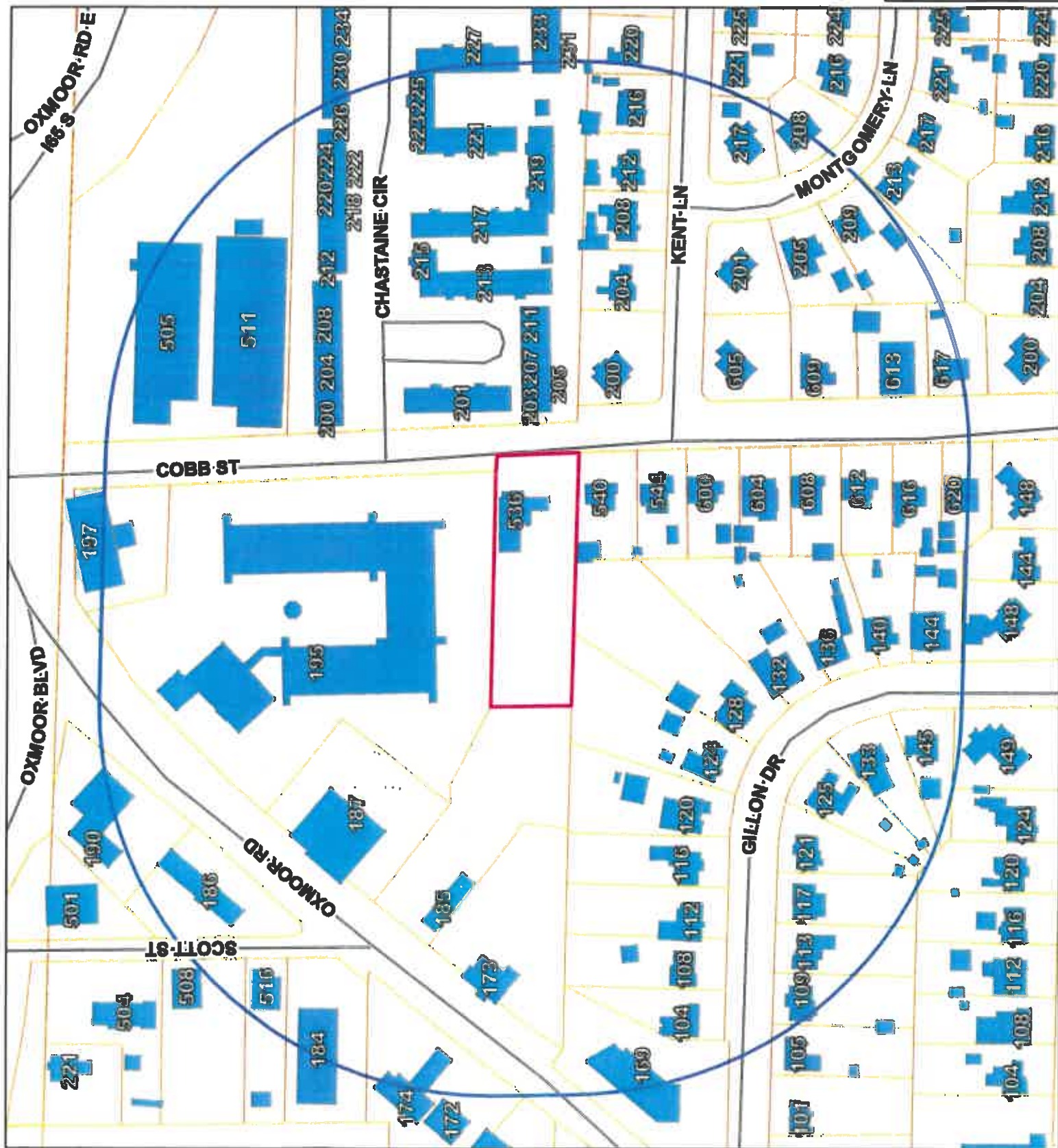
Notification Map

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



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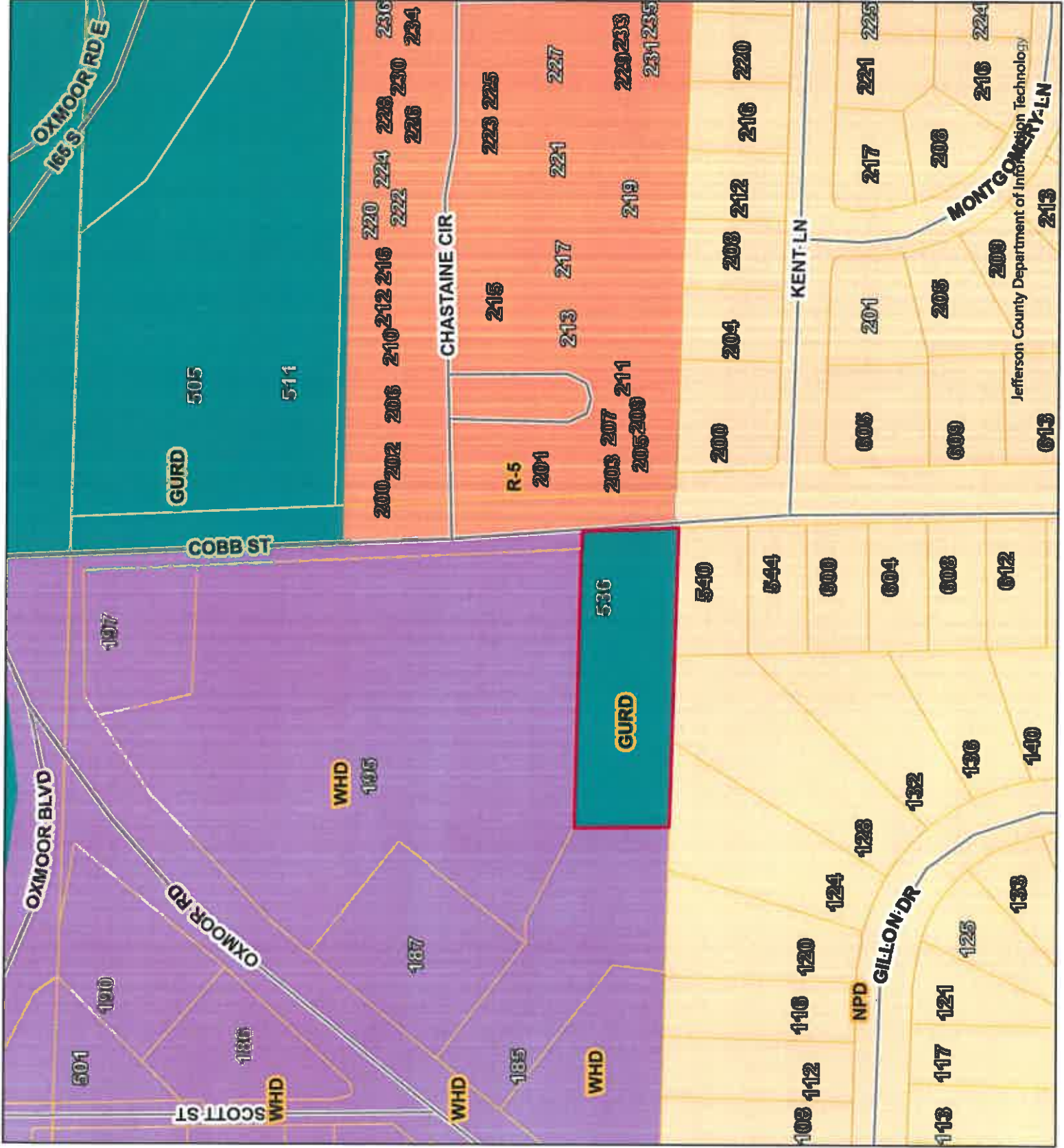
City of Homewood
PC Case Map
 536 Cobb Street
 RZ 22-09-02
 Current Zoning
 Map

- Parcels
- Zoning**
- NPD
- R-5
- GURD
- WHD
- Subject Property



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JEFFERSON COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY
 332-8628



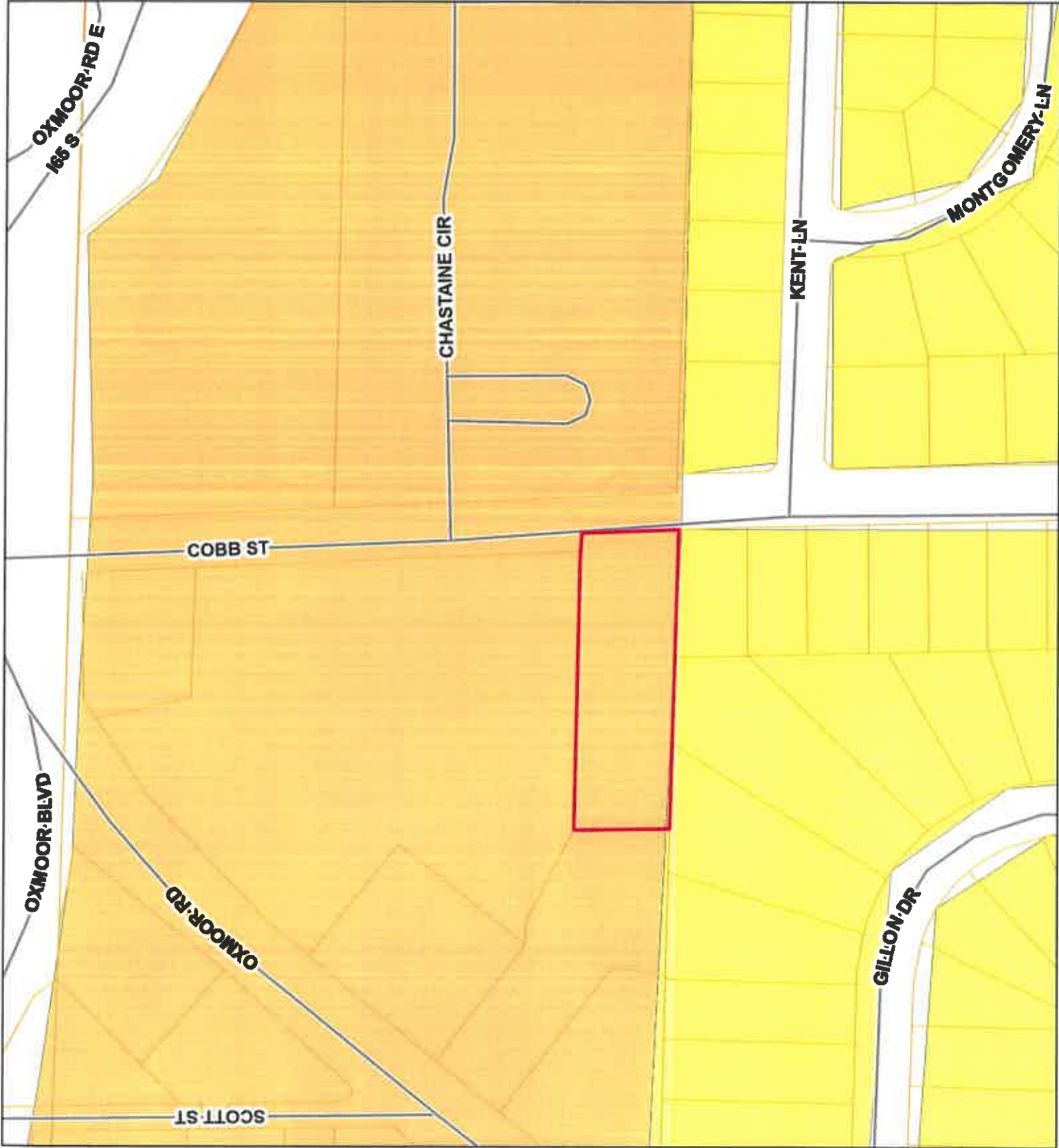
City of Homewood
PC Case Map
 536 Cobb Street
 RZ 22-09-02
 Master Plan Land Use
 Map

- Parcels
- Future Land Use
- Mixed Use
- Residential
- Subject Property



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City of Homewood
PC Case Map

536 Cobb Street

RZ 22-09-02

Aerial Map



Parcels



Subject Property



0 25 50 100

Feet

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536 Cobb St. – Street View looking West



536 Cobb St. – Bird's Eye looking North

