

NOTICE OF PUBLIC HEARING

Notice is hereby given that an amendment of the Final Development Plan for the **Planned Mixed-Use District Zoning District (PMUD)** for the property described hereinbelow will be considered by the City Council of the City of Homewood, at a public meeting to be held for that purpose at the City Hall in Homewood, on **September 15, 2025, at 6:00 p.m., at Homewood City Hall**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to, or in favor of, such Ordinance or any provision thereof.

A written protest signed by owners of property may be filed with the City Clerk's Office with respect to such proposed amendment of the Final Development Plan on or before three (3) days prior to the public hearing.

Property Address: 215 Lakeshore Parkway
Homewood, Alabama 35209
Parcel ID No. 29-00-26-2-000-001.005
See Exhibit A attached hereto

Current Zoning: Planned Mixed-Use District (PMUD)

AMENDED FINAL DEVELOPMENT PLAN
APPROVAL
See Exhibit B attached hereto

Witness my hand this 11 day of August, 2025.


City Clerk, City of Homewood

This notice posted: August 12, 2025

At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at www.cityofhomewood.com

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FINAL DEVELOPMENT PLAN FOR THE PLANNED MIXED-USE DISTRICT ZONING DISTRICT (PMUD) FOR THE PROPERTY DESCRIBED IN SECTION 1 BELOW AND IN EXHIBIT A ATTACHED HERETO, PREVIOUSLY APPROVED BY ORDINANCE NO. 1850 ON MAY 26, 1986

WHEREAS, the Planning Commission of the City of Homewood, Alabama, has favorably recommended the amendment of the Final Development Plan as required by the Planned Mixed-Use District Zoning District (PMUD) for the property described in Section 1 below and in Exhibit A attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMEWOOD, ALABAMA, as follows:

Section 1. That the Final Development Plan for the following described parcel of property, described in Exhibit A, located in the City of Homewood, Jefferson County, Alabama, and more particularly described as follows:

**215 Lakeshore Parkway
Homewood, Alabama 35209
Parcel ID No. 29-00-26-2-000-001.005
See Exhibit A**

be and the same hereby is amended pursuant to the Amended Final Development Plan attached as Exhibit B hereto.

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, that the Amended Final Development Plan attached as Exhibit B hereto shall control the uses and restrictions applicable to the property described in Section 1 and in Exhibit A hereof and previously zoned to the Planned Mixed-Use District Zoning District (PMUD).

Section 3. That on **September 15, 2025, at 6:00 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 the Final Development Plan for the Planned Mixed-Use District Zoning District (PMUD) property described herein, 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 posting a copy of this Ordinance at the places listed below 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 **September 15, 2025**, 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.

ADOPTED this the _____ day of _____, 2025.

President of Council

APPROVED:

Mayor

ATTEST:

City Clerk

This notice posted: _____, 2025

At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at www.cityofhomewood.com

EXHIBIT A

LEGAL DESCRIPTION

Amended Development Plan for Proposed 7Brew Coffee Station

215 Lakeshore Parkway

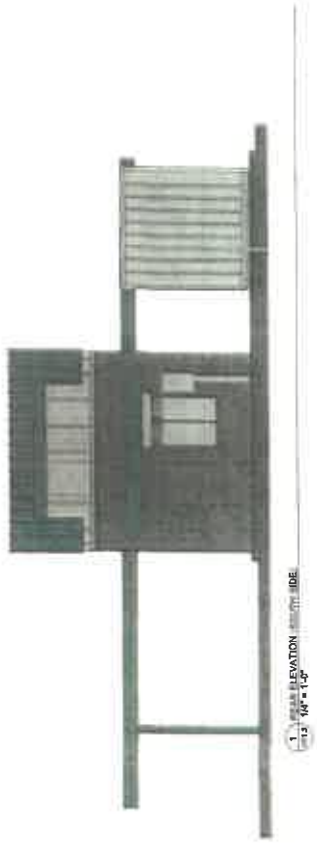
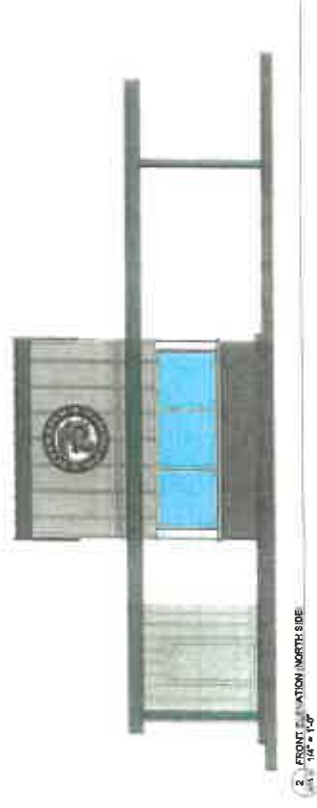
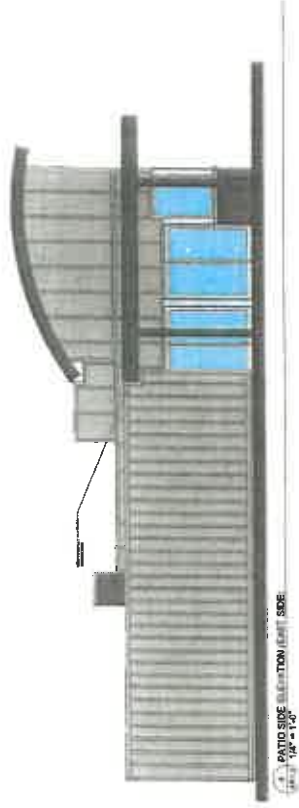
Planning Commission Case # AD 25-07-03

Lot 1A, according to the Survey of Taco Bell's Resurvey, as recorded in Map Book, 171, Page 56, in the Probate Office of Jefferson County, Alabama.

TOGETHER WITH rights, title and interest in and to that certain Easement Agreement by and between PBB / Homewood Ltd. and Taco Bell Corporation, recorded in Real 4301, Page 159, in the Probate Office of Jefferson County, Alabama.

EXTERIOR ELEVATIONS

PROPOSED 7BREW COFFEE STATION



7 Brew
AMENDED DEVELOPMENT PLAN
215 LAKESHORE PARKWAY
HOMERWOOD, AL

BLACK DESIGN
ARCHITECTURE
215 LAKESHORE PARKWAY
HOMERWOOD, AL 36430
PHONE: 205.655.1234
FAX: 205.655.1235
WWW.BLACKDESIGNARCHITECTURE.COM



DATE: 07/25/2025
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
SCALE: AS SHOWN
SHEET NO.: 101

AR1.3