

**Homewood Planning Commission
Agenda
Tuesday, October 3, 2023, 6:00 P.M.
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209**

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

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

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Commission Secretary at 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.

Commission Members

**Stuart Roberts, Chairman
Winslow Armstead, Vice Chairman
Jennifer Andress
Brandon Broadhead
Patrick Harwell**

**Gusty Gulas
Giani Respinto
Paige Willcutt
Erik Henninger**

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes – September 5, 2023**
- 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

- 1) **CASE CARRIED OVER FROM SEPT. 5, 2023 MEETING AT THE REQUEST OF THE APPLICANT**
Case # FD 23-07-01: 3030 Independence Drive, 3008 Drake Street, 1909 Oxmoor Road & 1906 Courtney Drive, Parcel ID: 28-00-07-3-031-001.000, 28-00-07-3-032-025.002, 28-00-07-3-032-001.000, & 28-00-07-3-032-023.000, Applicant / Owner: McConnell White & Terry Realty and Insurance Company. Purpose: A request for approval of a Final Development Plan for the proposed redevelopment of a 3.21 – acre site centered around the planned construction of a new 27,650 sq. ft. Piggly Wiggly grocery store, a new 6,000 sq. ft. retail building, as well as associated parking, landscaping, and other site improvements.
- 2) **CASE CARRIED OVER FROM SEPT. 5, 2023 MEETING AT THE REQUEST OF THE APPLICANT**
Case # RZ 23-07-02: 1906 Courtney Drive, Parcel ID: 28-00-07-3-032-023.000, Applicant / Owner: McConnell White & Terry Realty and Insurance Company. Purpose: A request to rezone the subject property from C-1, Office Building District to a C-2, Neighborhood Shopping District zoning classification to facilitate the redevelopment of the Homewood Piggly Wiggly grocery store.

VI. New Business

- 3) Case # RZ 23-10-01: 1300 Columbiana Road, Parcel ID: 29-00-23-4-003-004.000, 29-00-24-3-008-001.000, & 29-00-24-3-008-002.000, Applicant: Eric Rogers / Progressive Properties, PLLC, Owner: Second Presbyterian Church. Purpose: A request to rezone the subject property, comprising 3.73 acres, from I-2, Institutional District to a C-1, Office Building District zoning classification to permit the construction of a 20,125 sq. ft., single-story medical office building.
- 4) Case # AD 23-10-02: 202 State Farm Parkway, Parcel ID 29-00-23-3-001-001.019, Applicant / Owner: Homewood Property Outparcel Owner, LLC. Purpose: A request for approval of an amendment to the Wildwood Centre North Redevelopment Plan to permit the proposed construction of a new 3,726 sq. ft., single-story urgent care medical clinic (Fast Pace Urgent Care), as well as associated parking, landscaping and other site improvements.
- 5) Case # FD 23-10-03: 501 Scott Street, Parcel ID 29-00-23-2-004-002.000, Applicant: Erik Hendon / Hendon-Huckestein Architects, PC. Owner: Dr. Michael G. Kilgore, DVM. Purpose: A request for approval of a Final Development Plan centered around the interior and exterior renovation of the existing one-story Homewood Animal Hospital that would be expanded in size to 3,511 sq. ft. to accommodate a combination of office, examination and treatment services, as well as expanded parking, landscaping, and other site improvements.

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.

- VII. Request to consider proposed revisions to the City’s Zoning Ordinance – Cale Smith, Director of the Department of Engineering & Zoning
- VIII. Communications from Staff
- IX. Adjournment

The Agenda of the Planning Commission is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the EZ Department at (205) 332-6800.

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

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

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

10. Development Address(s):

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

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

14. Check all submissions with this application:

☐ checklist


☐ application fee

☐ original plan in D-size

☐ two (2) copies of plan

☐ eleven by seventeen (11x17) of plan

☐ proof of ownership

Signature of applicant: 

REDACTED

Signature of authorized agent or attorney;

Signature of authorization by owner:

For City Use Only:

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

Scheduled hearing date: JULY 11, 2023

Application received by: FRED GOODWIN on JUNE 7, 2023



3000 MONTGOMERY HIGHWAY ♦ HOMEWOOD, AL 35209

Report to the City of Homewood Planning Commission,

All of us in the Piggly Wiggly group appreciate all the time and effort that everyone has put into the planning and redevelopment of the property. My daughter is to be married next week in Arizona, so I will not be able to attend the next Planning Commission meeting. After much discussion with our team, we thought it best to put my thoughts and plan on paper for you all.

Like all of you on the Planning Commission, we recognize what we can do as operators is work within the parameters set forth by our landlord who is charged with building within the City's Code.

As a prospective tenant, we listen closely to our architect, engineers, developers, and neighbors to make the best decision with the information at hand. As a good neighbor, we have listened to the concerns expressed in various meetings, and we do appreciate the input, have made some compromise in operations and on site knowing full well this is a situation where we cannot please everyone. However, we are confident that the plan as presented represents what is best for the store operations and best in providing safety for both pedestrian and vehicular traffic. Further, as a good community member and responsible grocery store operator, as history will tell you, we will continue to listen to the community and work diligently to alleviate any potential issues.

For the past 50 years our family-owned Piggly Wiggly has been in this same location and we hope to be there for another 50 or more. The developer, McConnell-White-Terry Realty, has been our landlord most of those years. Mr. Terry has made prudent business decisions in the past to keep a locally owned grocer in this location, resisting the lure of gaining a tenant with higher rent. His reasoning has been and continues to be that a grocery store is at the center of community of a town and he recognizes the quality of life, community need and high value of that in Homewood.

In closing we want you to know over the past few years, numerous scenarios and schematics have been explored for this site and how we could best operate. We firmly believe what is presented now is the best of all considerations, meets City of Homewood code, provides best safety planning for pedestrian and vehicular traffic, and compliments a community/best/interest mindset that allows for optimal operations for a grocery store that best serves the entire Homewood community.

With all of this in mind, our desire is for the Planning Commission to unanimously report out favorably to the City Council. Thank you.

Andy Virciglio

For the Virciglio Family, Stanley Virciglio, Austin Virciglio, Andrew Virciglio and Anne Virciglio
Owners and Operators of The Piggly Wiggly Homewood



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

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

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

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

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

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

All signage will be within city ordinance guidelines.

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

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

REDACTED

Eugene W. Fortinberry, AIA

**PIGGLY WIGGLY REDEVELOPMENT
LEGAL DESCRIPTION**

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

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

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

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

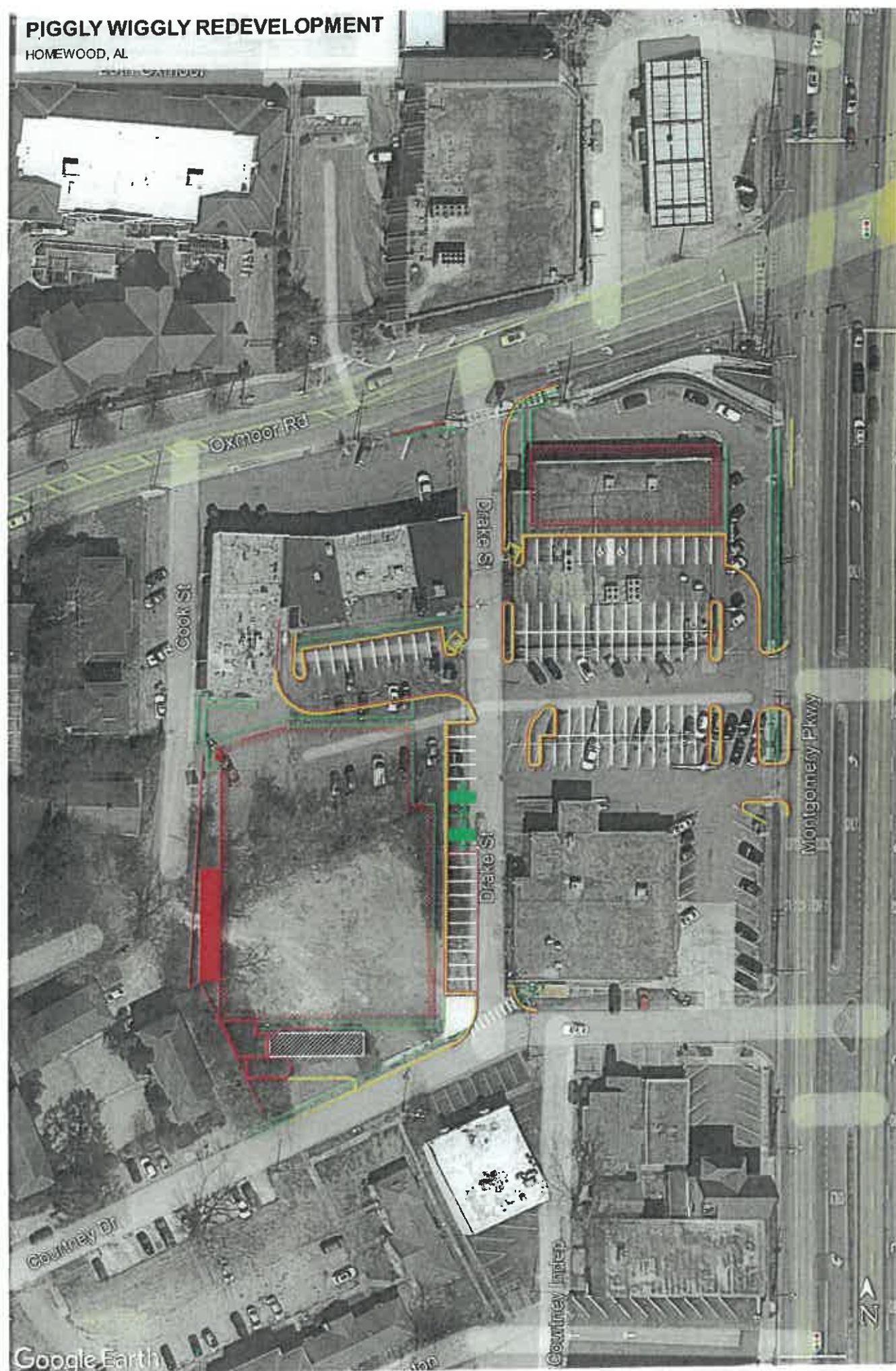
Parcel ID #28-00-07-3-031-001.000

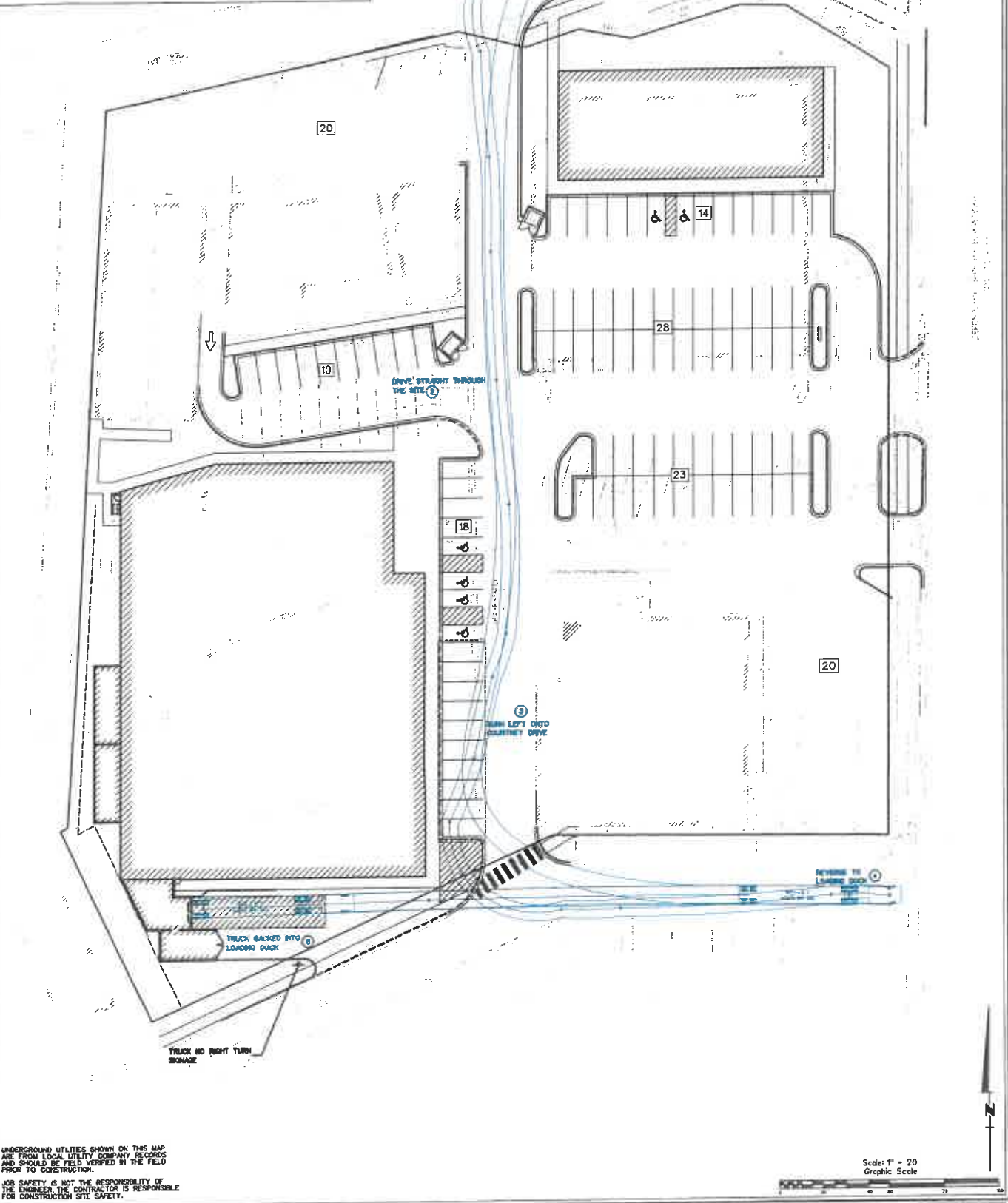
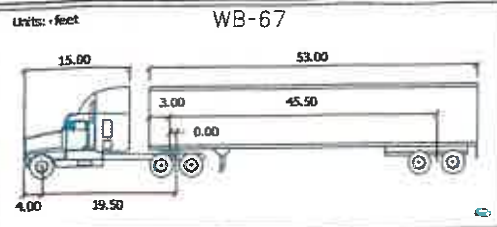
Lot A, Resurvey of Lots 1, 2 and 3, Block 3, Ruthamy Place, as recorded in Map Book 63, Page 50 in the Probate Office of Jefferson County, Alabama, along with an Acreage tract, bounded on the South by the aforementioned Lot A, on the West by Drake Street, on the North by Oxmoor Road, and on the East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

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

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

PIGGLY WIGGLY REDEVELOPMENT
HOMEWOOD, AL





UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

NO SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

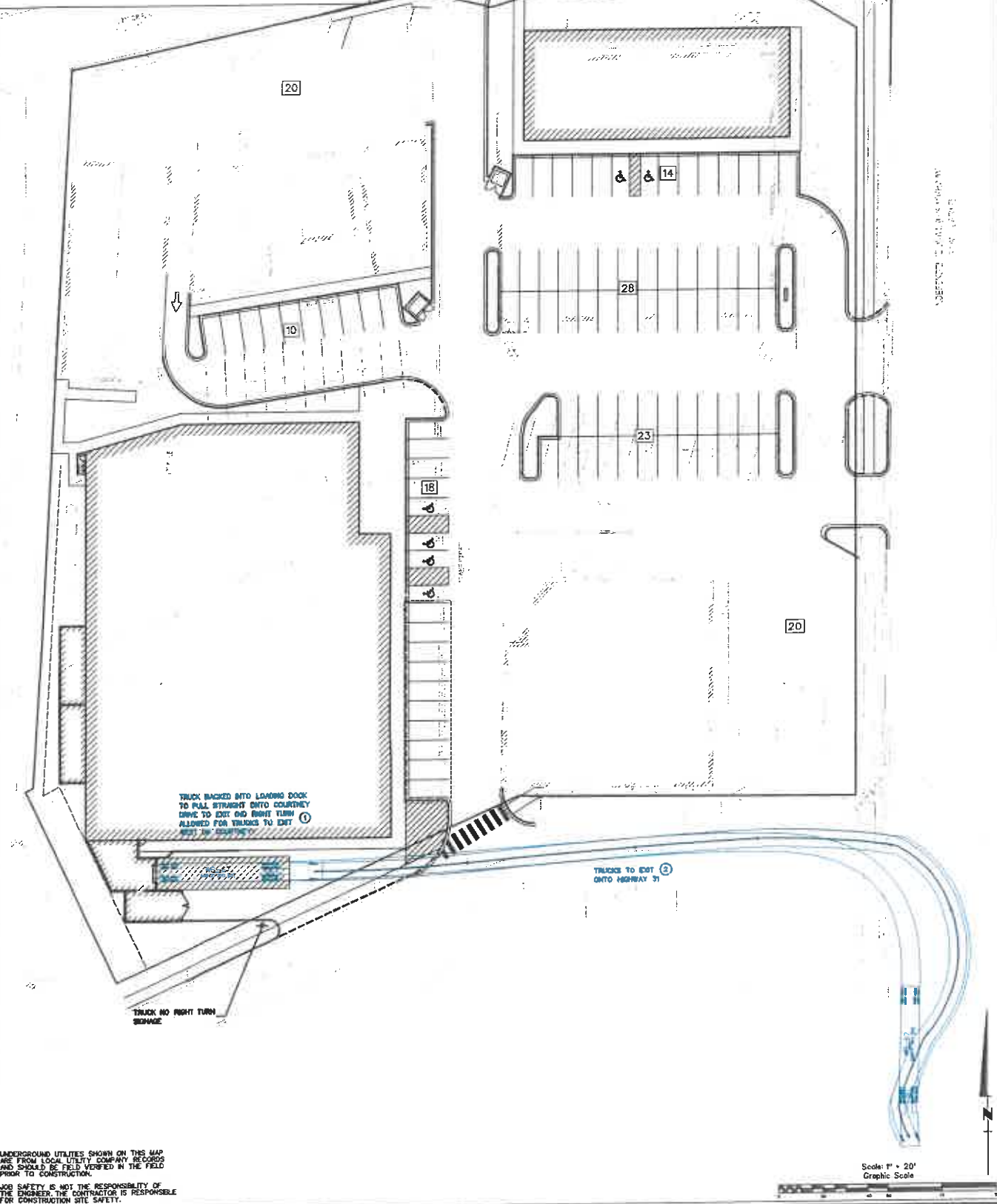
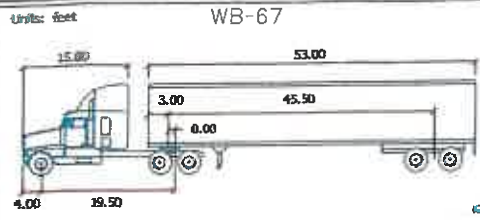
AUTOTURN EXHIBIT
TRUCK ACCESS TO
LOADING DOCK

PIGGLY WIGGLY REDEVELOPMENT
HOMWOOD, ALABAMA

SCHÖEL

1001 28th Street South
Birmingham, Alabama 35206
205 323 6166

Civil
Surveying
Environmental
Water Resources
Laser Scanning - Mapping



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED BY THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

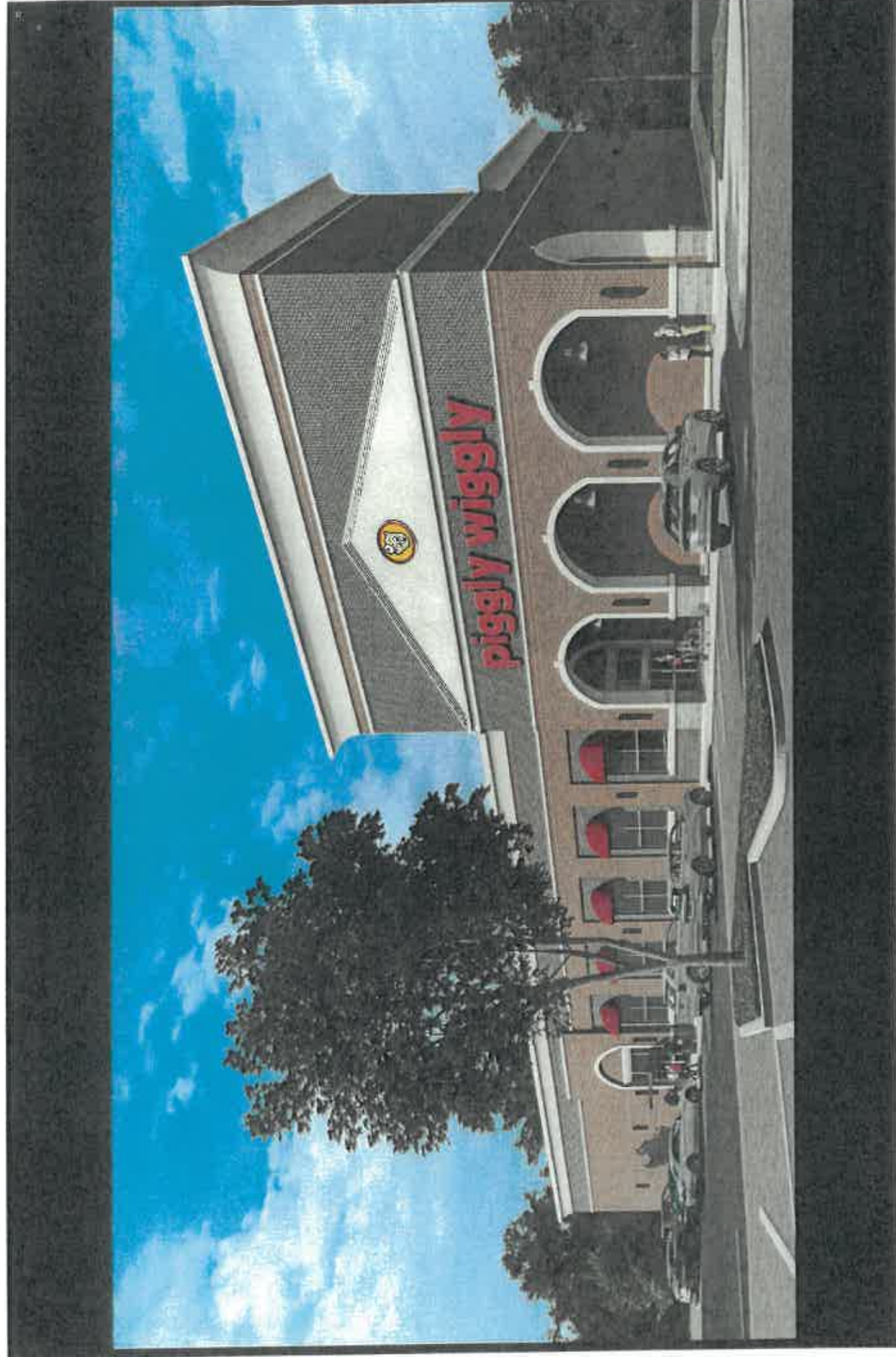
AUTOTURN EXHIBIT
TRUCK EXITING
LOADING DOCK

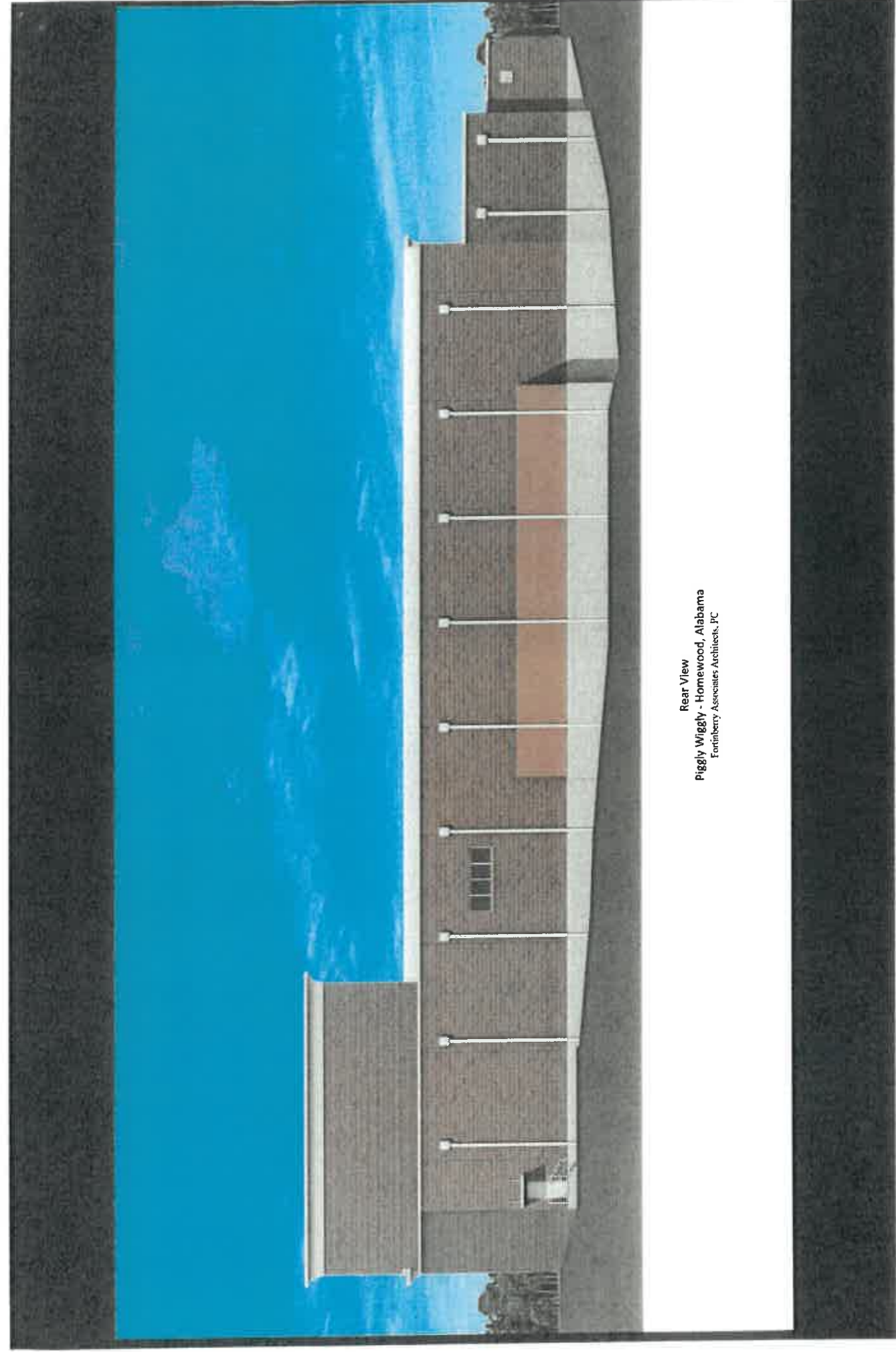
PIGGLY WIGGLY REDEVELOPMENT
HOMWOOD, ALABAMA

SCHOBEL

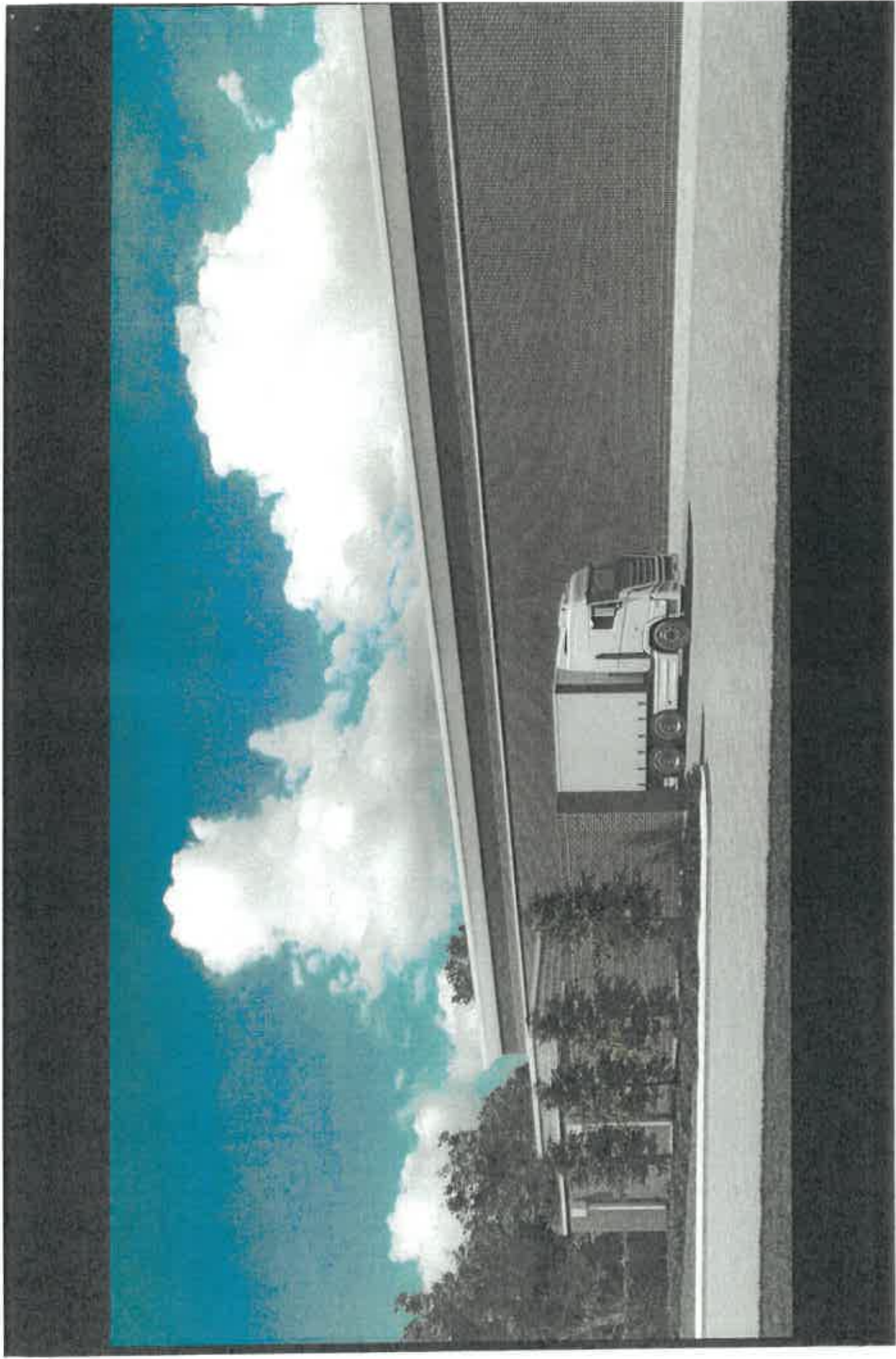
1001 22nd Street South
Birmingham, Alabama 35205
205.923.5169

Civil
Surveying
Environmental
Water Resources
Laser Scanning & Modeling



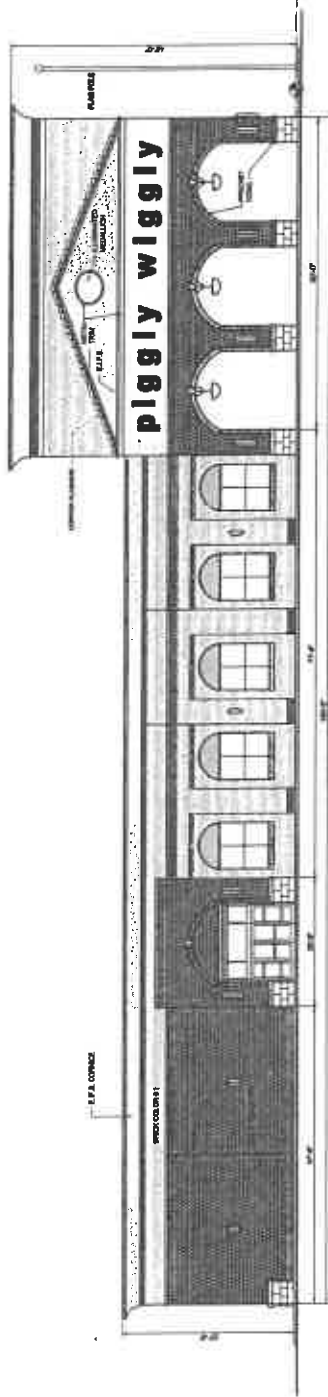


Rear View
Piggly Wiggly - Homewood, Alabama
Fortinberry Associates Architects, PC

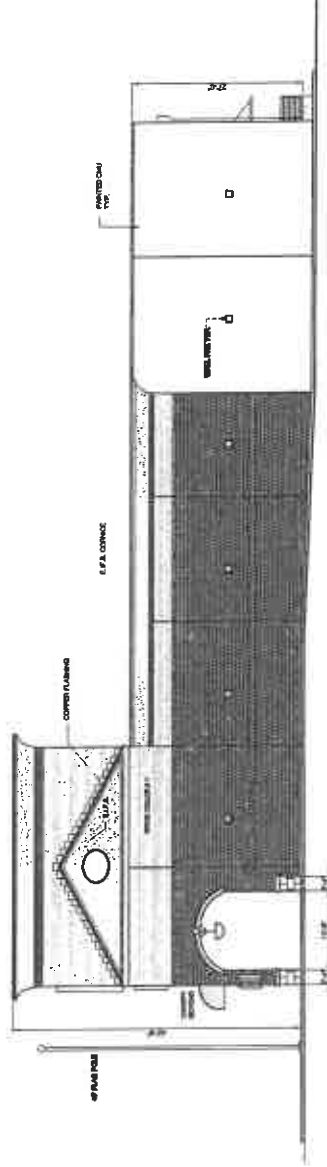


PROPOSED WALL TO SCREEN DELIVERY TRUCKS

No.	Date	Revisions	By



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



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

F FORTINBERRY
ASSOCIATES ARCHITECTS, PC
320 Veterans Parkway - Ste 1400
Birmingham, AL 35203
(205) 978-2252

Architect's Seal
Engineer's Seal

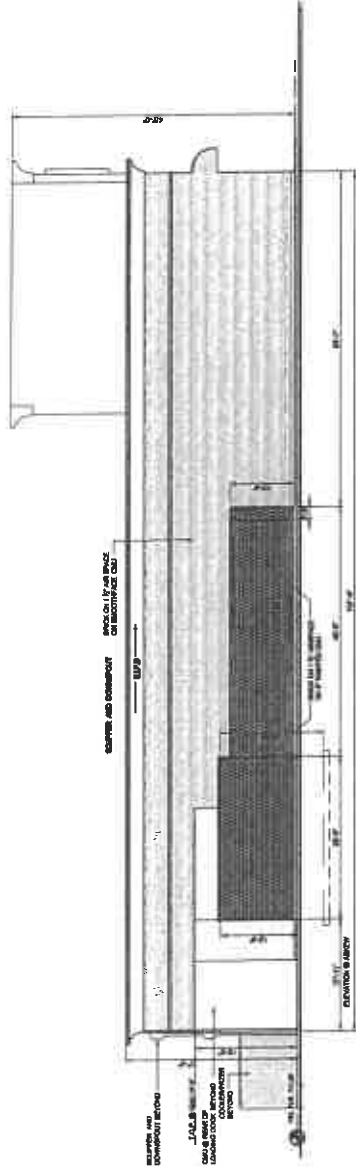
PROPOSED NEW
PIGGLY WIGGLY STORE
HOMESWOOD, ALABAMA

Drawing Title
EAST & NORTH
ELEVATIONS

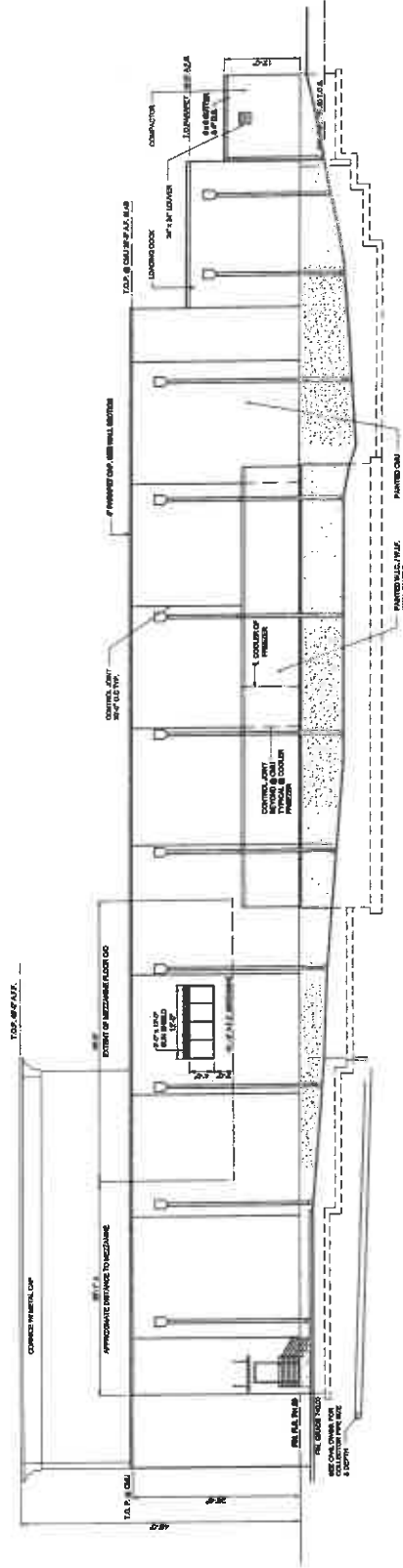
Project No.	Drawing No.
Scale	1/8" = 1'-0"
Drawn By	JHW
Checked By	EVF
Issued By	EVF
DATE Issued	10/22/23

A-2
Sheet of

No.	Date	Revisions	By



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



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

FORTINBERY
ASSOCIATES ARCHITECTS, PC
300 Veterans Highway, Ste. 400
Vestavia Hills, AL 35216
(205) 976-3330

Architect's Seal
Engineer's Seal

**PROPOSED NEW
PIGGLY WIGGLY STORE**
MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA

Drawing Title
**SOUTH & WEST
ELEVATIONS**
Project No. Drawing No.
Scale 1/8" = 1'-0"
Checked By
Approved By
Date Issued 8-23-23 Sheet 3 of 4

A-3

Copyright 2023 Fortinbery Associates Architects, PC. All rights reserved. / This is a preliminary / NOT FOR CONSTRUCTION drawing. It is not to be used for any purpose without written consent of the architect and it is to be returned upon request. / ANY ALL DIMENSIONS SHOWN MUST BE VERIFIED BEFORE CONSTRUCTION OF THE PROJECT.

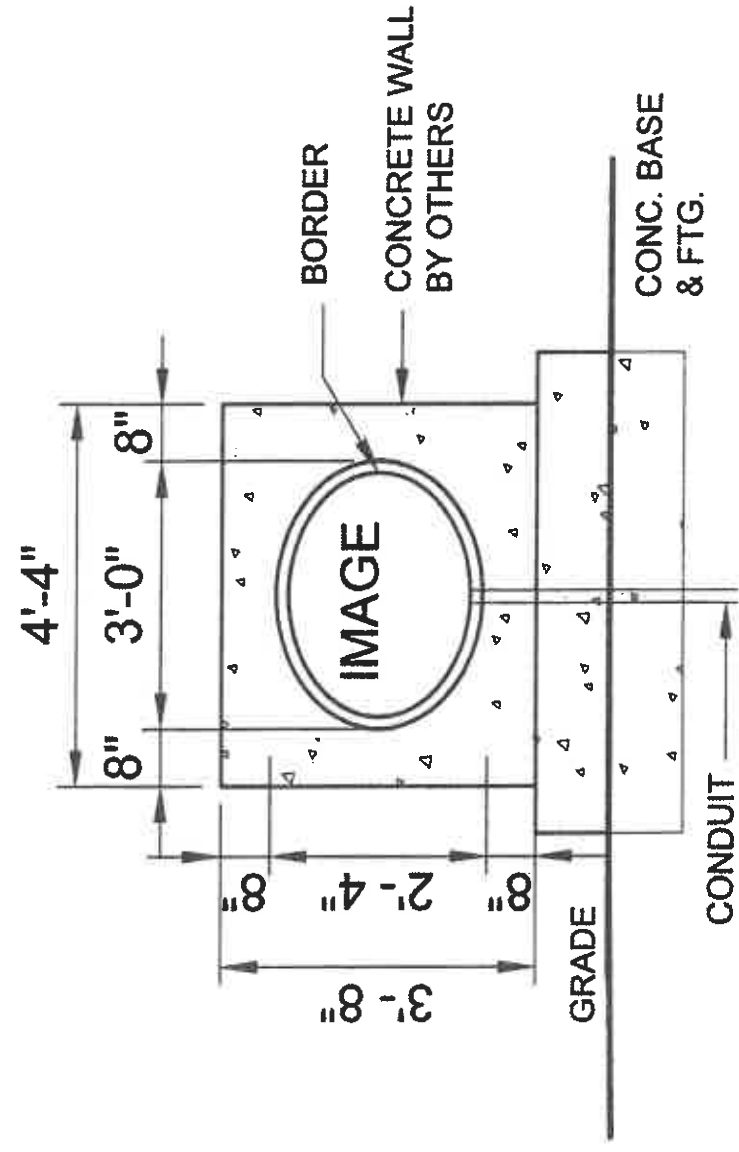
BUILDING SIGN



piggly wiggly

42'-0"





ILLUMINATED MONUMENT SIGN

ON CONCRETE PANEL

HOMWOOD PIGGLY WIGGLY
SITE DEVELOPMENT

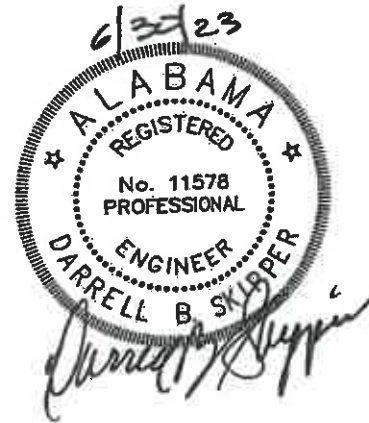


3' OVAL PIGHEAD

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

Memorandum

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



Introduction

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



Site Description and Background Information

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

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

Trip Generation Evaluation

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

Table 1 – Trip Generation Comparison

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

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

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

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

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

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, September 5, 2023.** As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

McConnell White & Terry Realty and Insurance Company

for a proposed subdivision plat of land owned by:

McConnell White & Terry Realty and Insurance Company

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

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

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

The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

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

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

This notice is sent by U.S. mail on or before August 29, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



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

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

3030 Independence Dr. / 3008 Drake St.

1909 Oxmoor Rd. / 1906 Courtney Dr.

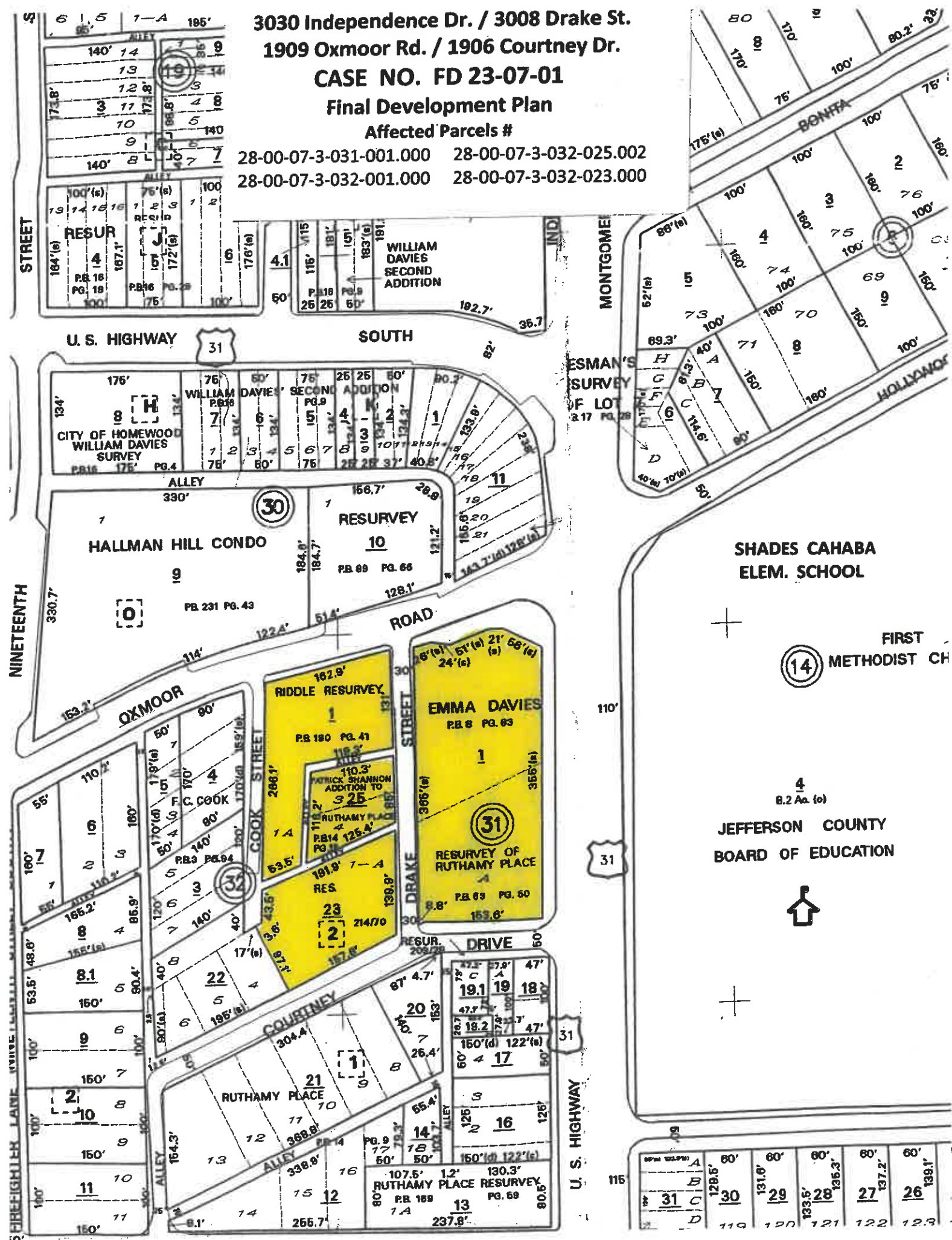
CASE NO. FD 23-07-01

Final Development Plan

Affected Parcels #

28-00-07-3-031-001.000 28-00-07-3-032-025.002

28-00-07-3-032-001.000 28-00-07-3-032-023.000



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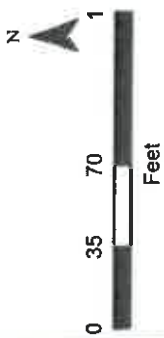
City of Homewood
PC Case Map

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

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

Aerial Photo

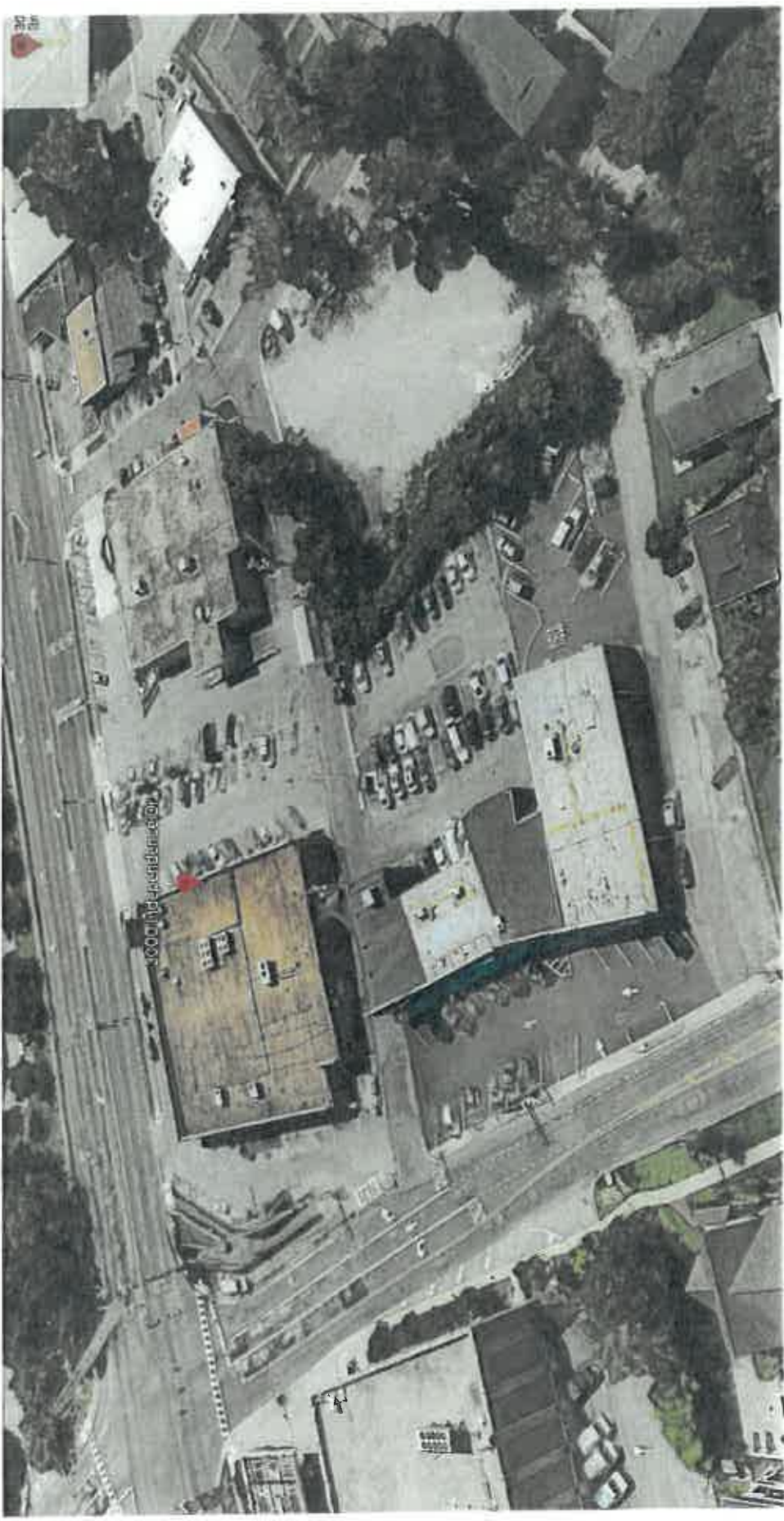
- Parcels
- Subject Property



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ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.



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



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

1. Date application filed: June 7, 2023 Requested hearing date: August 1, 2023
2. Applicant: McConnell White & Terry Realty And Insurance Company
Phone (s): (give several Phone Numbers) (205) 870-0400
Address: 2925 Cahaba Road Mountain Brook AL 35223
City State Zip
3. Owner: McConnell White & Terry Realty And Insurance Company
Phone(s): (205) 870-0400
Address: 2925 Cahaba Road Mountain Brook AL 35223
City State Zip
4. Attach/give a complete legal description: See Supplemental Material.
5. Property location: 1906 Courtney Drive, Homewood, AL 35209
6. Tax Map Parcel I.D. Number(s): 28-00-07-3-032-023.000
7. Acreage: 0.56 Acres
8. Existing Zoning: C-1 Existing land use: N/A
9. Proposed Zoning: C-2 Proposed and use: Commercial
10. Check all required submissions with this application:
- ☐ Application fee
- ☐ Reason for the request
- ☐ Legal description of the subject property
- ☐ Availability of required utilities
- ☐ Site plan or preliminary development plan (as required)
- ☐ Proffer of rezoning conditions (if any)

Signature of Applicant: _____ President

Signature of authorization by Owner: _____

FOR CITY USE ONLY

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

Application received by: FRED GOODWIN on JUNE 7, 2023

June 7, 2023

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

Attention: Secretary to the Planning Commission

Reference: Homewood Piggly Wiggly Redevelopment – Rezoning Application

Dear Planning Commission,

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

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

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

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

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

Sincerely,

Charles Terry
Owner

APPROVED BY HOMEWOOD CITY COUNCIL

CITY COUNCIL PRESIDENT _____ DATE _____
CITY CLERK _____ DATE _____
CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION:

ZONING ADMINISTRATOR _____ DATE _____
FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

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

Scale: 1" = 20'
Graphic Scale

C-1

C-1

C-1

R-7C

R-5

R-5

HWY 31
ROW VARIES

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

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

BUILDING DIRECTORY	BUILDING USE	GROSS FLOOR AREA	NET FLOOR AREA	STORIES	HEIGHT	PARKING PROVIDED
1. COMMERCIAL	GROCERY	57,650 SF	21,400 SF	1	40'0"	70 SPACES (PROPOSED)
2. EX COMMERCIAL	CONVENIENCE STORE	8,866 SF	6,915 SF	1	30'0"	20 SPACES (EXISTING)
3. COMMERCIAL	RETAIL	5,000 SF	4,600 SF	1	30'0"	15 SPACES (PROPOSED)
4. EX COMMERCIAL	RETAIL	9,550 SF	7,392 SF	2		20 SPACES (EXISTING)
TOTAL PROVIDED:						125 SPACES

SITE LIGHTING NOTES:

- THE NOTED PARKING AREA LIGHTING WILL BE LED TYPE WITH A NORMAL HEIGHT OF 20' ABOVE SURROUNDING SURFACE.
- ALL BUILDING LIGHTS WILL NOT EXCEED THE HEIGHT ALLOWED BY THE CITY OF HOMEWOOD.
- ALL LIGHTING FIXTURES WILL BE DETERMINED LACKING THE LIGHT

FIRE PROTECTION PLAN

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

HYDRANT LOCATIONS:
1. EXISTING FIRE HYDRANT (CORNER OF COURTNEY DRIVE AND DRAKE STREET)

FIRE ACCESS LANES:
SEE SITE PLAN FOR DIMENSIONS AND LOCATIONS OF PROPOSED FIRE ACCESS ROADS.

FIRE PROTECTION MEASURES AND SYSTEMS:
TO BE DETERMINED BY THE CITY OF HOMEWOOD.

FINAL DEVELOPMENT PLAN
DRAWN BY: J.E.S.
CHECKED BY: A.S.P.
FILE NAME: 23012_Development Plan
6/7/2022

PIGGY WIGGLY REDEVELOPMENT
HOMEWOOD, ALABAMA

SCHOEEL
Civil Engineering • Land Surveying • Landscape Architecture
Environmental • Water Resources • Survey Mapping & Modeling
1501 22nd Street South • 3800 McSwain Road SW, Ste 203
Birmingham, Alabama 35261 • Mobile Office: Alabama 35068
205.947.9180 • 205.947.9221
SCHOEEL.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, PE, Director

Patrick McClusky, Mayor

Planning Commission
PUBLIC HEARING NOTICE

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

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

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

McConnell White & Terry Realty and Insurance Company

for a proposed subdivision plat of land owned by:

McConnell White & Terry Realty and Insurance Company

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

1906 Courtney Drive

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

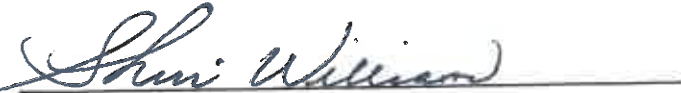
The proposal consists of a RE-ZONE

Purpose:

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

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

This notice is sent by U.S. mail on or before July 3, 2023, which is at least seven days before the fixed hearing date, to all property owners located with 500 feet of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RZ 23-07-02

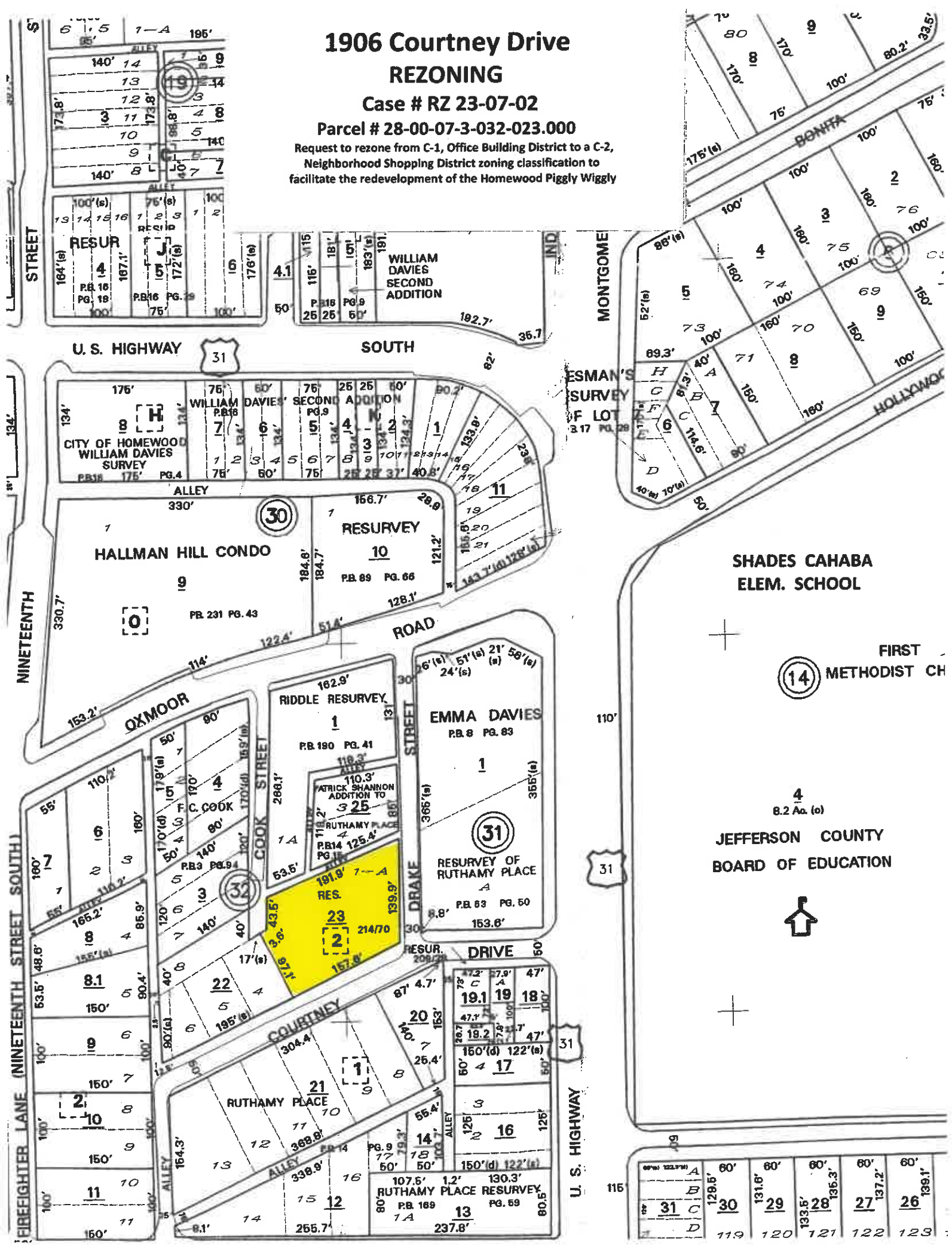
You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

**1906 Courtney Drive
REZONING**

Case # RZ 23-07-02

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

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



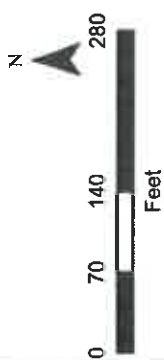
City of Homewood
PC Case Map

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

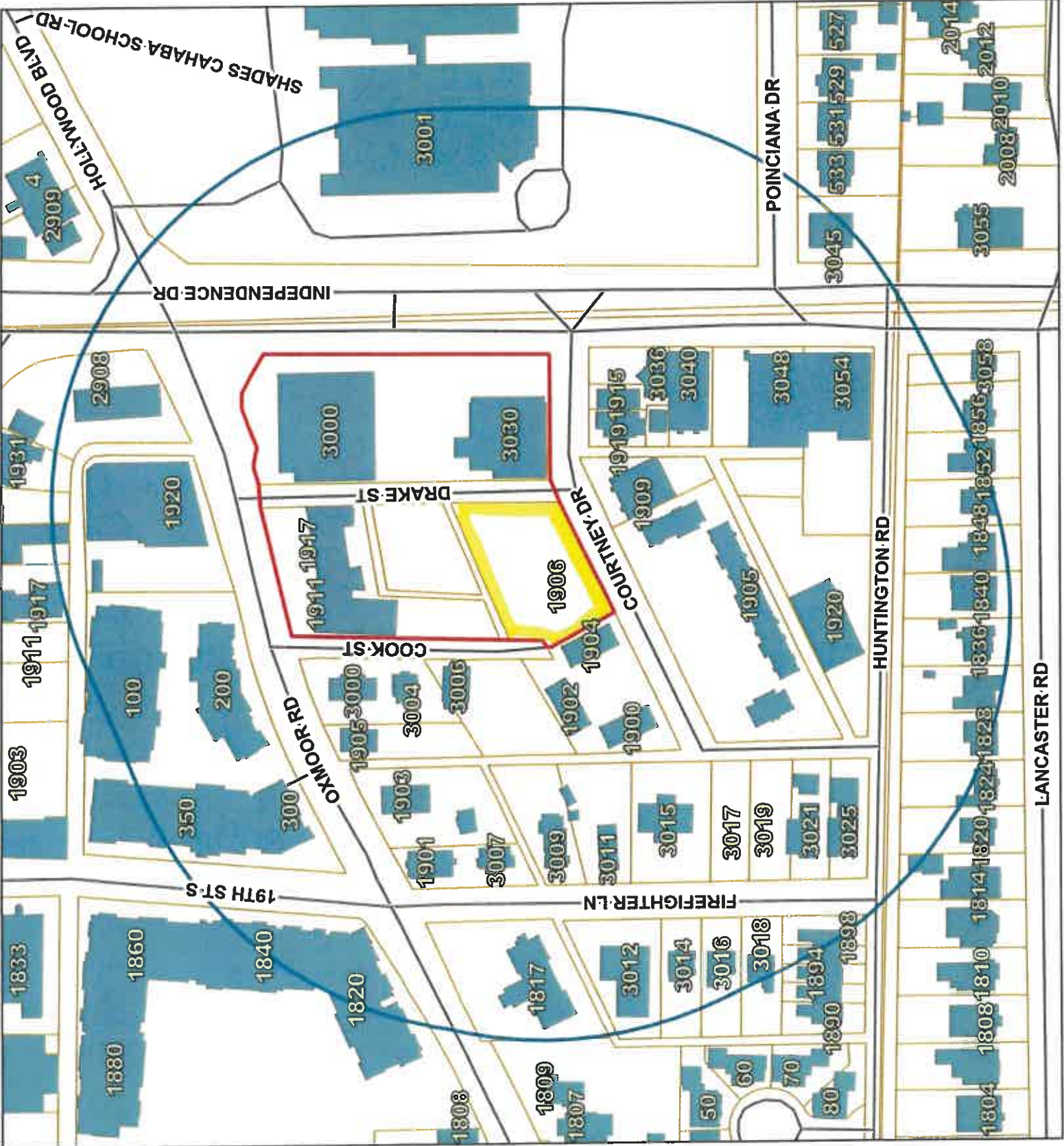
FD 23-07-01
RZ 23-07-02

Vicinity Map

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



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City of Homewood
PC Case Map

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

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

Zoning Map

Parcels

Zoning

NPD

R-4 C

R-5

R-7

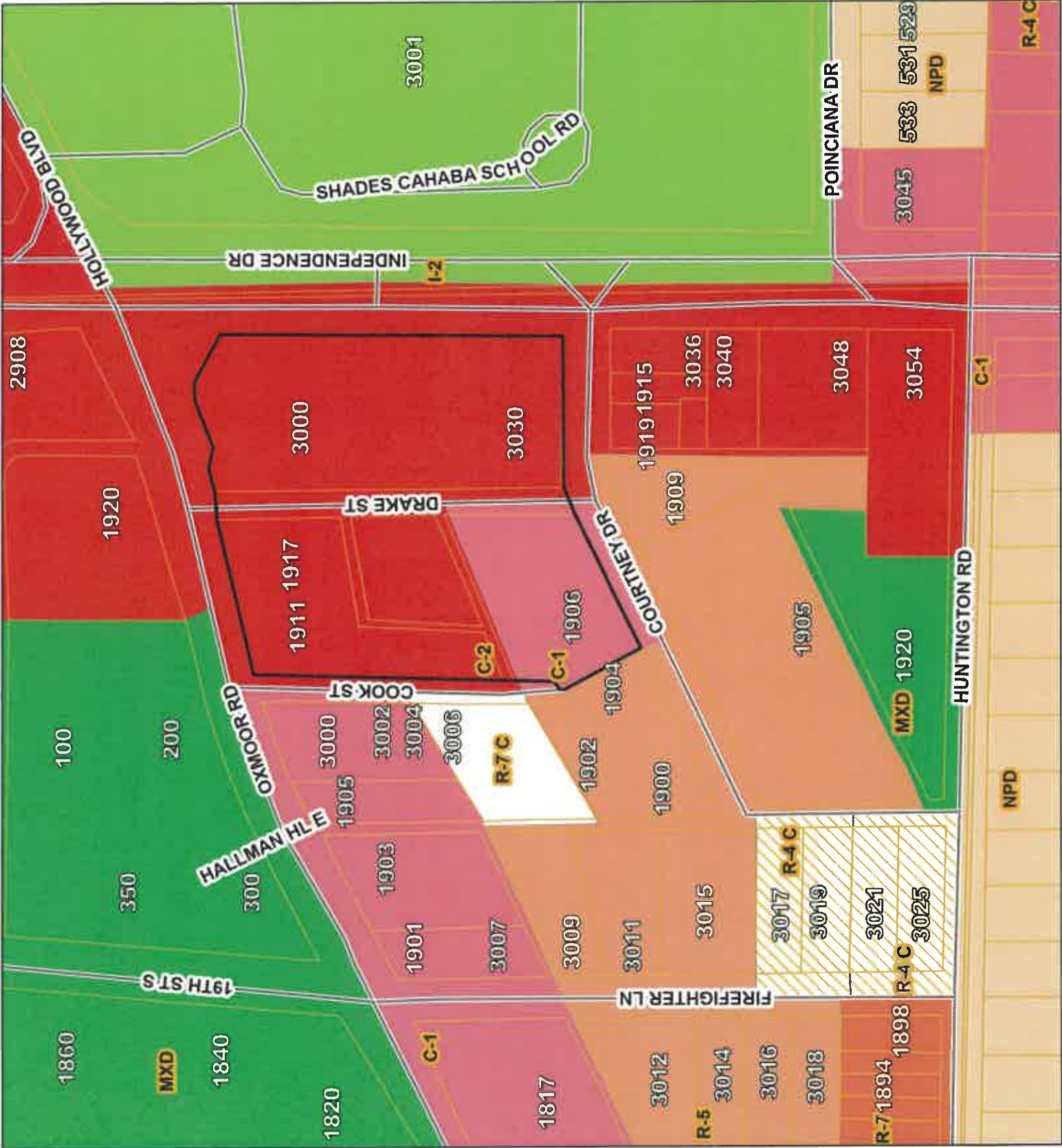
C-1

C-2

I-2

MXD

Subject Property



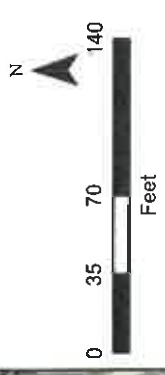
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[illegible]

Aerial Photo

Subject Property



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



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

1. Date application filed: 8/9/2023 Requested hearing date: 10/3/2023
2. Applicant: Eric Rogers
Phone (s): (give several Phone Numbers) 205-542-4499 cell 205-542-4499 office
Address: 1914 13th Ave South Birmingham, AL 35205
City State Zip
3. Owner: Second Presbyterian Church
Phone(s): 205-942-5171-church office
Address: 1300 Columbiana Rd Birmingham AL 35216
City State Zip
4. Attach/give a complete legal description: See attached
5. Property location: 1300 Columbiana Rd, Birmingham, AL 35216
6. Tax Map Parcel I.D. Number(s): 29 00 23 4 003 004.000, 29 00 24 3 008 001.000, 29 00 24 3 008 002.000
7. Acreage: 3.73 Ac
8. Existing Zoning: Inst-2 Existing land use: Church
9. Proposed Zoning: C-1 Proposed land use: Office
10. Check all required submissions with this application:
- ☒ Application fee
- ☒ Reason for the request
- ☒ Legal description of the subject property
- ☒ Availability of required utilities
- ☒ Site plan or preliminary development plan (as required)
- ☐ Proffer of rezoning conditions (if any)

REDACTED

Signature of Applicant: _____

Signature of authorization by Owner

REDACTED

(SECOND PRESBYTERIAN CHURCH)

FOR CITY USE ONLY

\$ 250.00 application fee received on 8/9/23 by Receipt # _____
Application received by: FRED GADWIN on AUGUST 9, 2023

Rezoning information for 1300 Columbiana Road

The 3.73 acre site is currently zoned I-2 Institution District and has an existing building for the Second Presbyterian Church. The site is planned for redevelopment as a medical office building and we are requesting rezoning to C-1 Office Building District.

The following utilities are available to the site, either on the site or within the road right-of-way adjacent to the site:

Water- Birmingham Water Works

Sanitary Sewer – Jefferson County Environmental Services

Gas – Spire Inc.

Power – Alabama Power Company

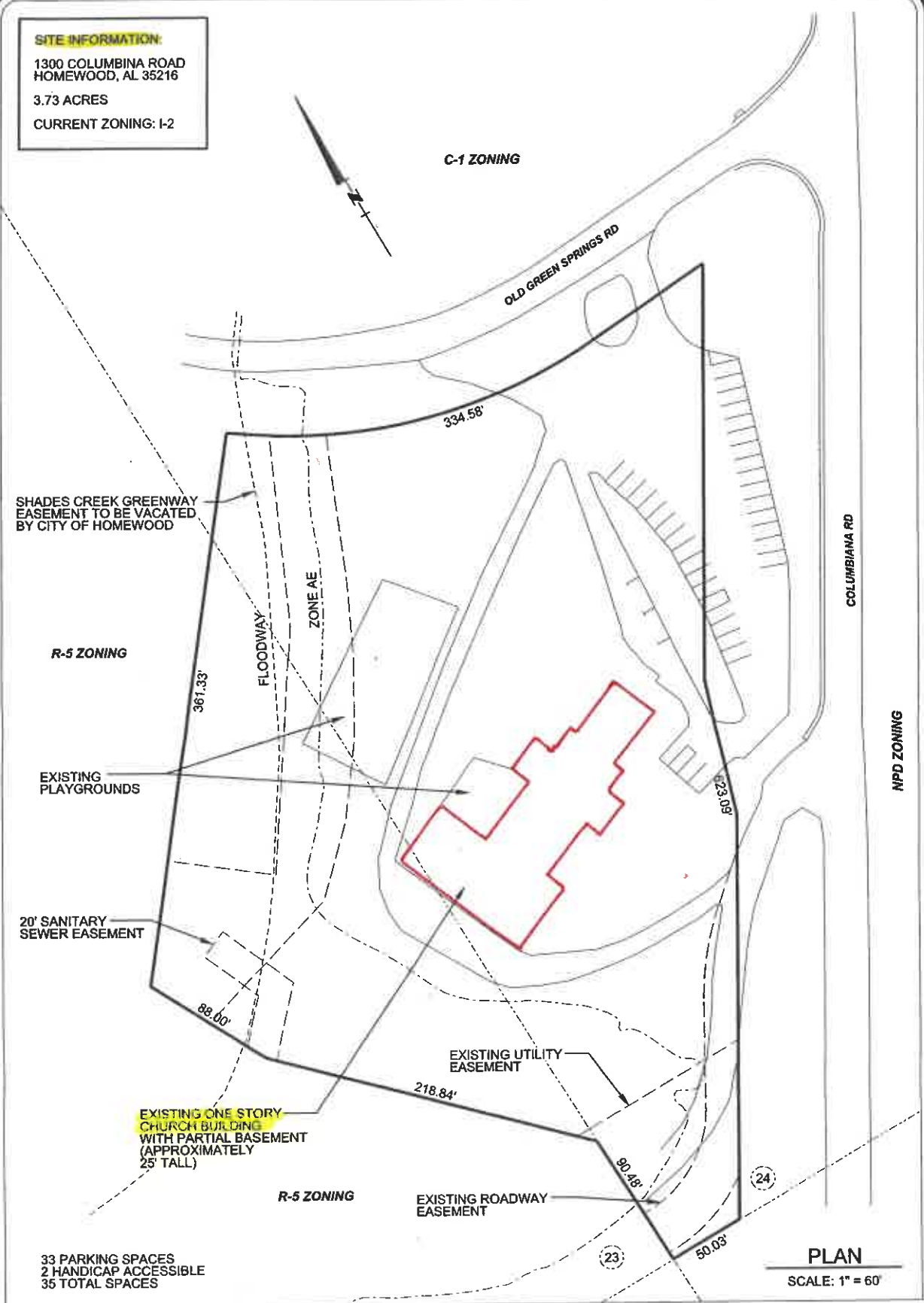
1300 Columbiana Road Legal Description for Rezoning

A parcel of land situated in the SW ¼ of the SW ¼ of Section 24 and the SE ¼ of the SE ¼ of Section 23, Township 18 South, Range 3 West of the Huntsville Principal Meridian, Jefferson County, Alabama and being more particularly described as follows:

BEGIN at the Southwest corner of Section 24 and run North along the West line of Section 24 for a distance of 90.48 feet; thence turn a deflection angle of 43°12'30" to the left and run in a Northwesterly direction for a distance of 218.84 feet; thence turn a deflection angle of 17°33'30" to the right and run in a Northwesterly direction for a distance of 88.00 feet; thence turn a deflection angle of 65°35'00" to the right and run in a Northeasterly direction for a distance of 361.33 feet to the Southerly right-of-way line of Old Green Springs Road (also known as West Lakeshore Drive); thence run in an Easterly direction, along said Southerly right-of-way, for a distance of 334.58 feet, more or less, to the Northwesterly right-of-way of Columbiana Road; thence run in a Southwesterly direction, along said Northwesterly right-of-way, for a distance of 623.09 feet, more or less, to a point on the South section line of Section 24; thence run in a Westerly direction, along said section line, a distance of 50.03 feet, more or less, to the POINT OF BEGINNING.

Said parcel containing 3.73 acres, more or less.

SITE INFORMATION:
1300 COLUMBINA ROAD
HOMEWOOD, AL 35216
3.73 ACRES
CURRENT ZONING: I-2



Alabama Engineering Company, Inc.
1214 Alford Avenue
Hoover, Alabama 35226
Phone (205) 803-2161
Fax (205) 803-2162

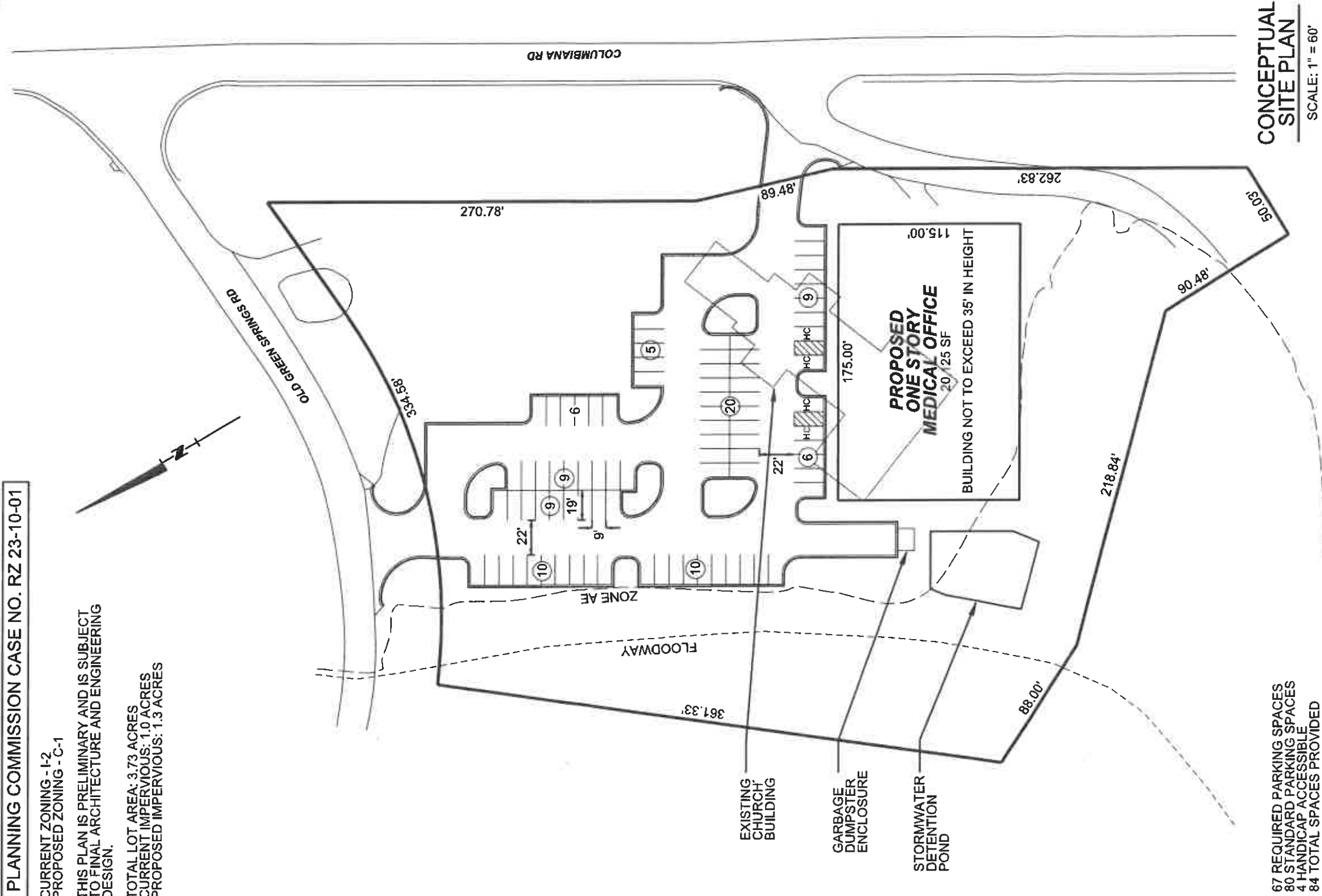
1300 Columbiana Road
Homewood, AL 35216
8/9/2023

PLANNING COMMISSION CASE NO. RZ 23-10-01

CURRENT ZONING - I-2
PROPOSED ZONING - C-1

THIS PLAN IS PRELIMINARY AND IS SUBJECT
TO FINAL ARCHITECTURE AND ENGINEERING
DESIGN.

TOTAL LOT AREA: 3.73 ACRES
CURRENT IMPERVIOUS: 1.0 ACRES
PROPOSED IMPERVIOUS: 1.3 ACRES



67 REQUIRED PARKING SPACES
80 STANDARD PARKING SPACES
4 HANDICAP ACCESSIBLE
84 TOTAL SPACES PROVIDED

CONCEPTUAL
SITE PLAN
SCALE: 1" = 60'

Alabama Engineering Company, Inc.

1214 Alford Avenue

Hoover, Alabama 35226

Phone (205) 803-2161

Fax (205) 803-2162

1300 Columbiana Road
Homewood, AL 35216

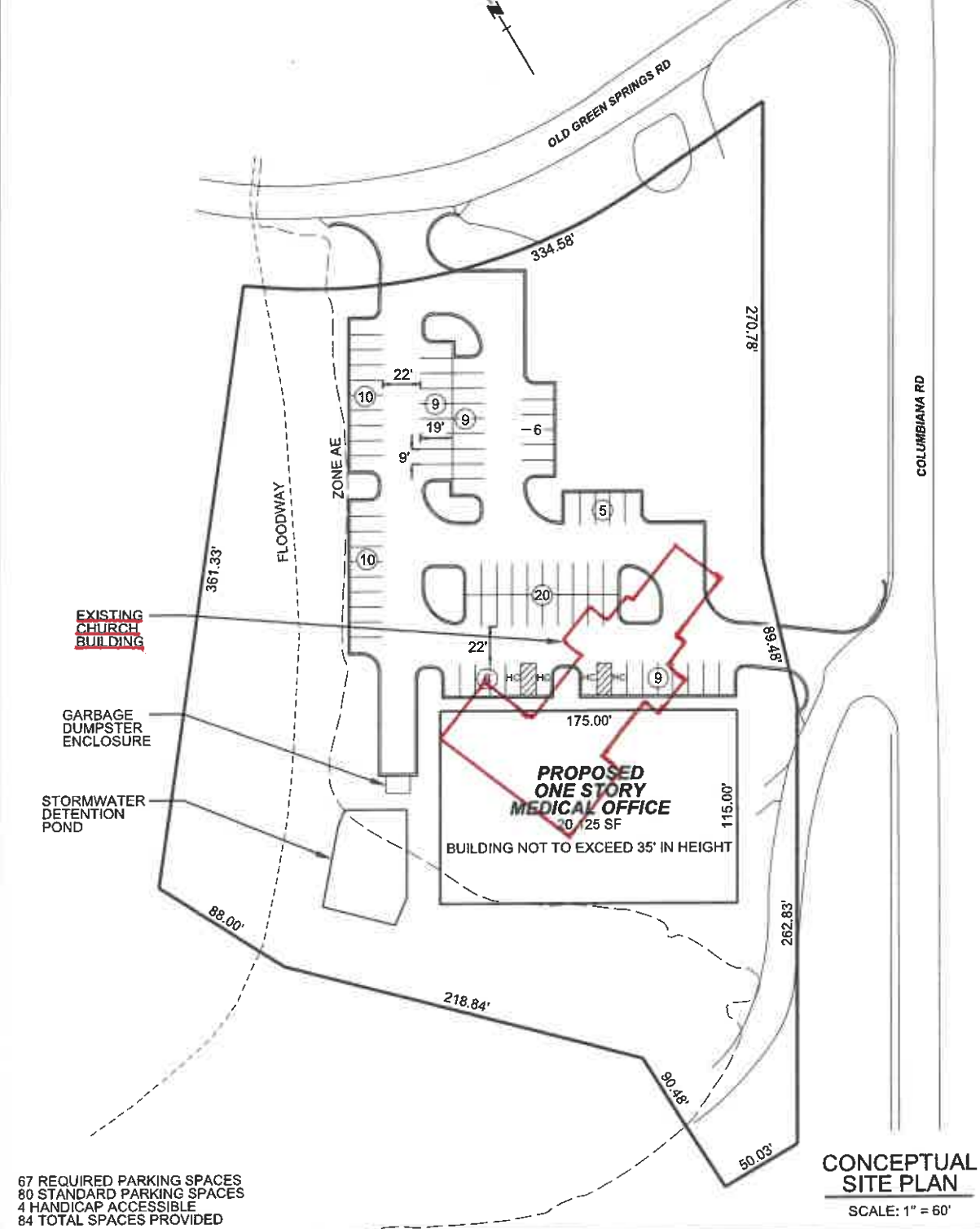
9/25/2023

PLANNING COMMISSION CASE NO. RZ 23-10-01

CURRENT ZONING - I-2
PROPOSED ZONING - C-1

THIS PLAN IS PRELIMINARY AND IS SUBJECT
TO FINAL ARCHITECTURE AND ENGINEERING
DESIGN.

TOTAL LOT AREA: 3.73 ACRES
CURRENT IMPERVIOUS: 1.0 ACRES
PROPOSED IMPERVIOUS: 1.3 ACRES



Alabama Engineering Company, Inc.
1214 Alford Avenue
Hoover, Alabama 35226
Phone (205) 803-2161
Fax (205) 803-2162

1300 Columbiana Road
Homewood, AL 35216
9/25/2023

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, October 3, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

Eric Rogers / Progressive Properties, PLLC

for a proposed subdivision plat of land owned by:

Second Presbyterian Church

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

1300 Columbiana Road

Parcels: 29-00-23-4-003-004.000, 29-00-24-3-008-001.000 & 29-00-24-3-008-002.000

The proposal consists of a RE-ZONE

Purpose:

A request to rezone the subject property, comprising 3.73 acres, from I-2, Institutional District to a C-1, Office Building District zoning classification to permit the construction of a 20,125 sq. ft., single-story medical office building.

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 September 26, 2023, which is at least seven days before the fixed hearing date, to all property owners located with 500 feet of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RZ 23-10-01

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.

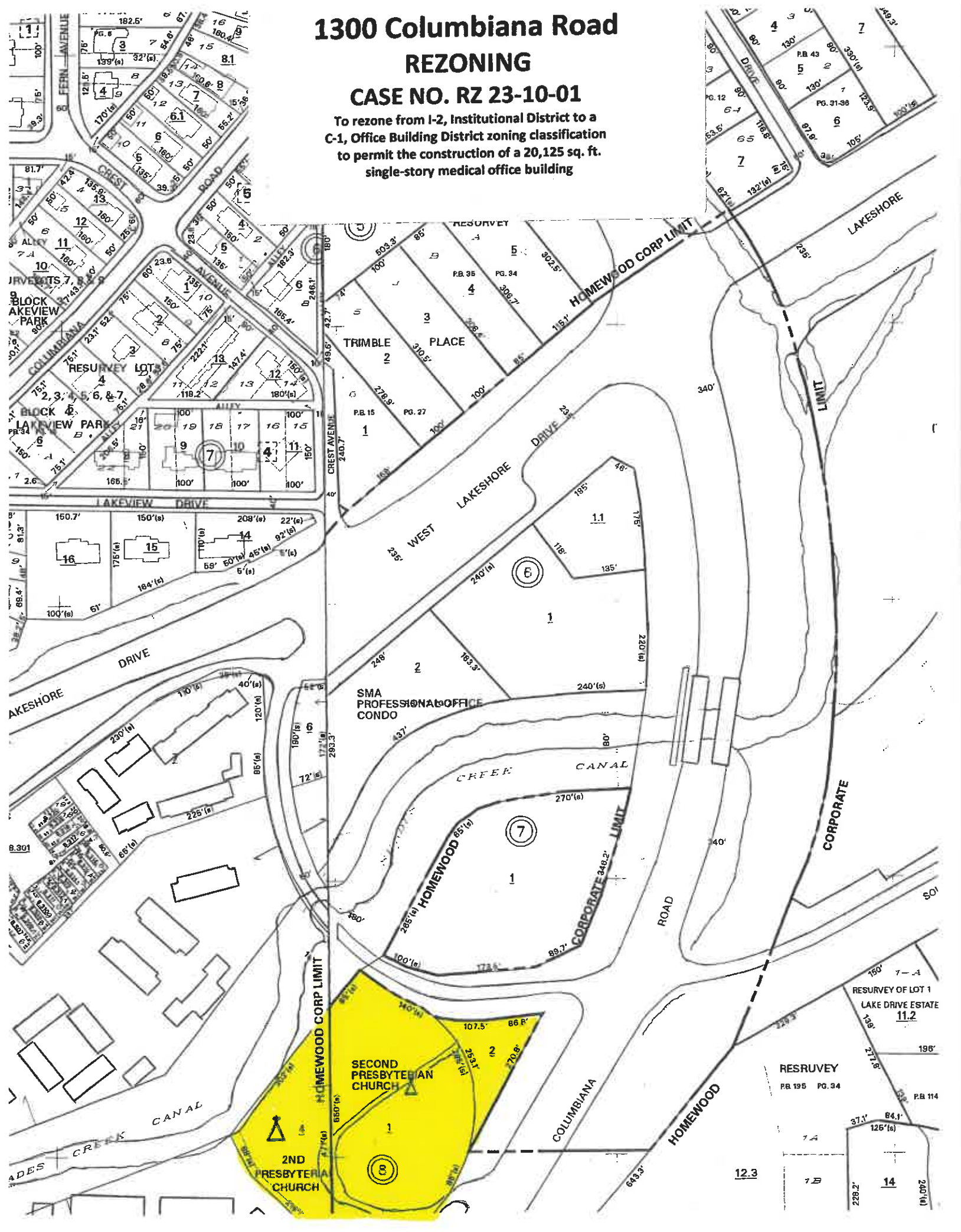
If you would like to join the live stream for this meeting, you will find the “Live Stream” link on our website (www.cityofhomewood.com) on the home page, or you can navigate via: <https://bit.ly/3Wxp2Hi>

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

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

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

To rezone from I-2, Institutional District to a C-1, Office Building District zoning classification to permit the construction of a 20,125 sq. ft. single-story medical office building

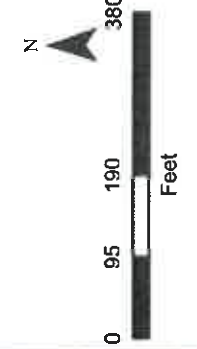


Parcels

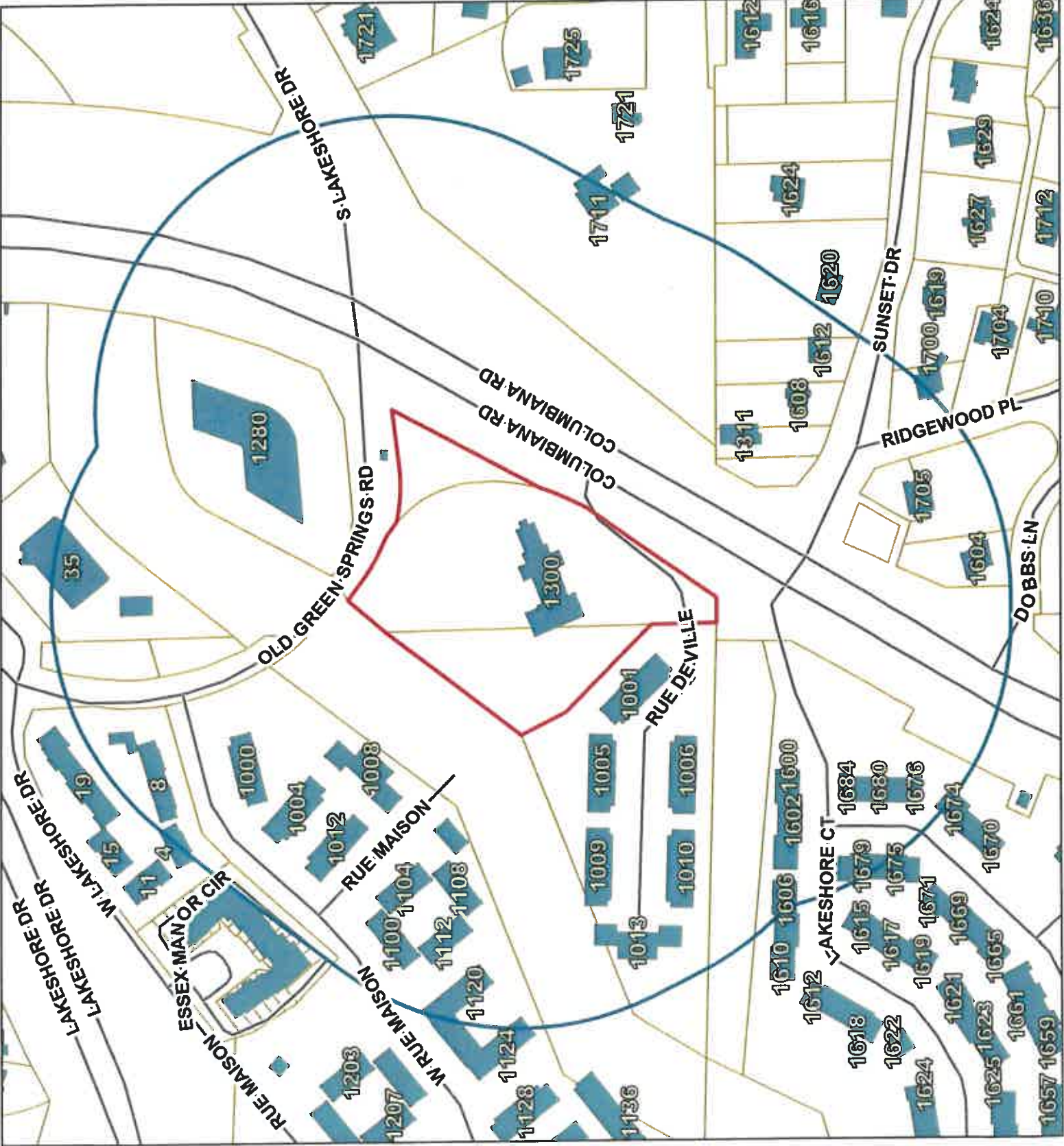
Subject Property

500 Ft Buffer

Building Footprints



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City of Homewood
PC Case Map

1300 Columbiana Rd
RZ 23-10-01
Zoning Map

Parcels

Zoning

NPD

R-5

R-7

PR-1

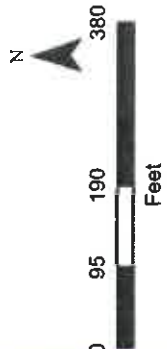
C-1

C-2

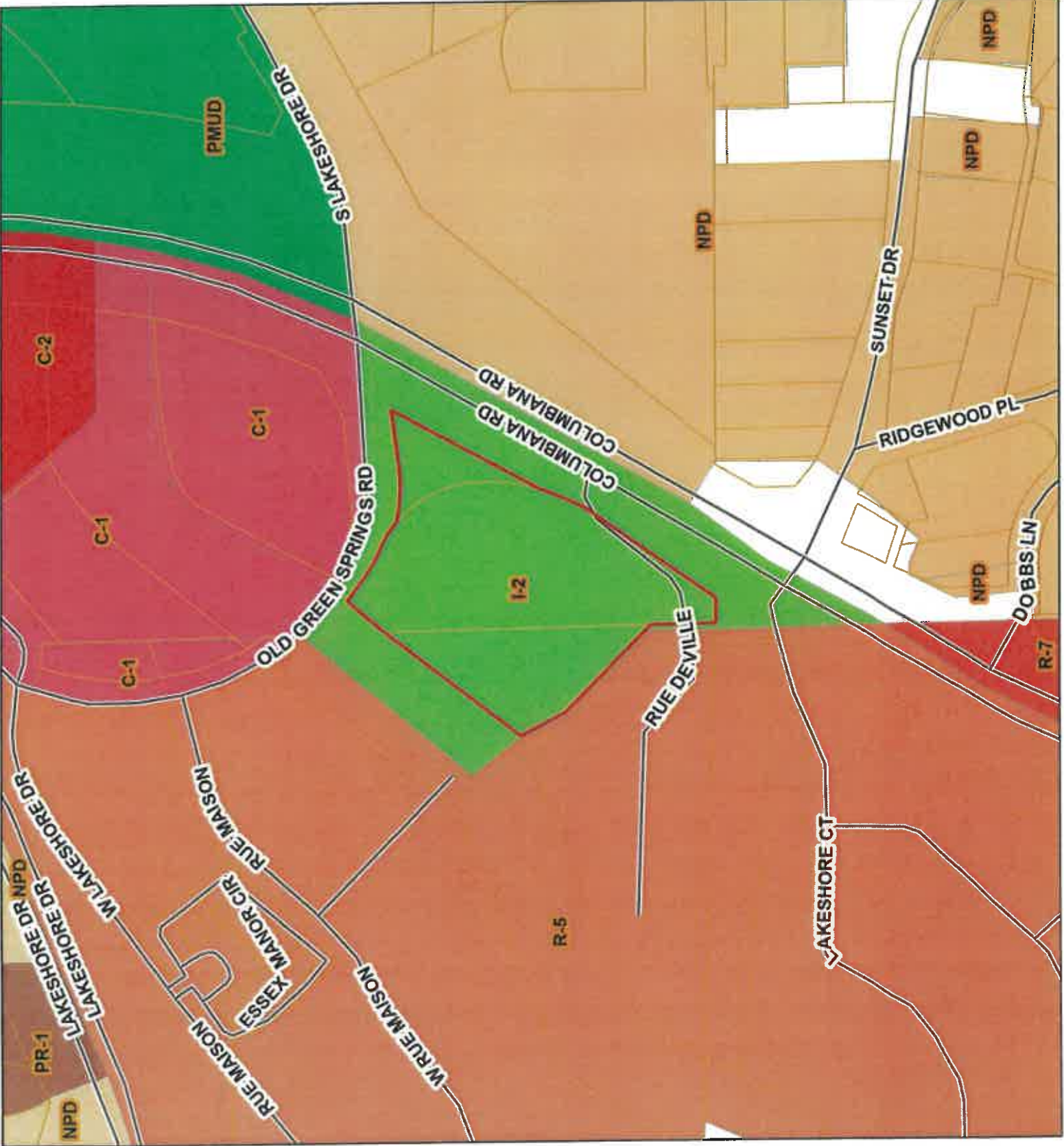
I-2

PMUD

Subject Property



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City of Homewood

PC Case Map

1300 Columbiana Rd

RZ 23-10-01

Master Plan

Land Use Map

Parcels

Future Land Use

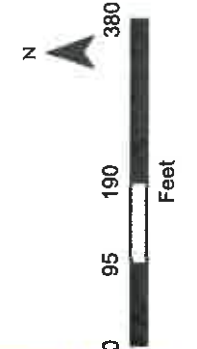
Medium Residential

Mixed Use

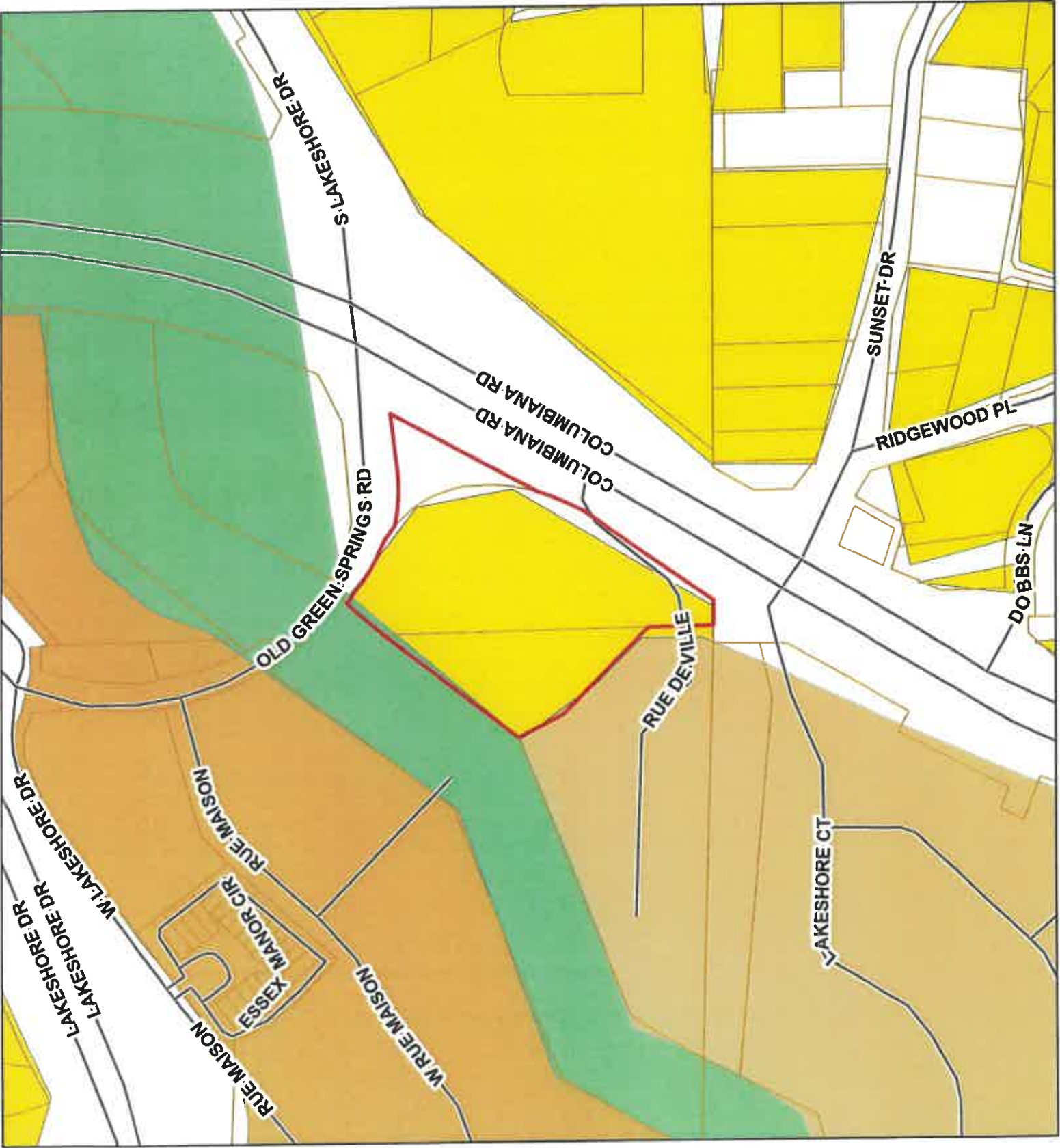
Parks and Rec



Residential

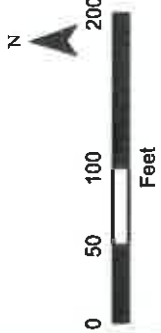
Subject Property



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 Parcels
 Subject Property



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1300 Columbiana Rd- Bird's Eye View Looking West



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

1. Name of development: Fast Pace Urgent Care
2. Date application filed: 8/18/2023 3. Requested hearing date: 10/03/2023
4. Approval requested by this application
- ____ Preliminary Development Plan
- ____ Amendment to Preliminary Development Plan
- ____ Final Development Plan
- x Amendment to Final Development Plan (Wildwood Development Plan)
5. Applicant: Homewood Property Outparcel Owner, LLC
- Phone: 205-602-4979
- Address: 2700 2nd Avenue South, Suite 200, Birmingham, AL 35233
6. Owner: Homewood Property Outparcel Owner, LLC
- Phone: 205-602-4979
- Address: 2700 2nd Avenue South, Suite 200, Birmingham, AL 35233
7. Attorney or authorized agent: Bryan S. Pressnell / Fortydot4 Engineering Design
- Phone: 205-876-4335
- Address: 1703 McConnell Lane, Mount Olive, AL 35117
8. Engineer: Bryan S. Pressnell / Fortydot4 Engineering Design
- Phone: 205-876-4335
- Address: 1703 McConnell Lane, Mount Olive, AL 35117
9. Surveyor: Mike Hicks / Herndon, Hicks and Associates, Inc.
- Phone: 205-333-0003
- Address: 2728 Lurleen Wallace Blvd, Northport, AL 35476

10. Development Address(s): 202 State Farm Parkway, Homewood, AL 35209

11. Tax map parcel number(s): 29 00 23 3 001 001.019

12. Acreage: 0.81 13. Zoning: PMUD

14. Check all submissions with this application:

☐ checklist

☒ application fee * Provided PDF by email


☐ * original plan in D-size

☐ * two (2) copies of plan

☐ * eleven by seventeen (11x17) of plan

☒ proof of ownership

Signature of applicant: see attached Appointment of Agent

Signature of authorized agent or attorney:  REDACTED

Signature of authorization by owner: see attached Appointment of Agent

For City Use Only:

\$ 100.00 application fee received on 8/18/2023 by receipt # ---

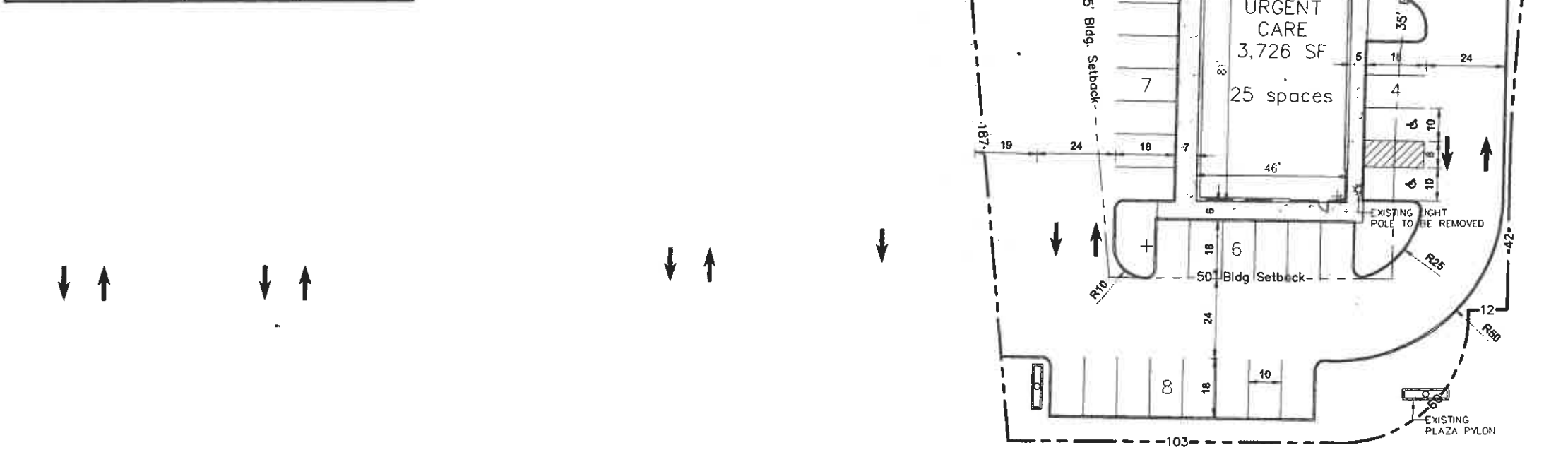
Scheduled hearing date: OCTOBER 3, 2023

Application received by: FRED GOODWIN on AUGUST 18, 2023

Exhibit A

Lot 1C, according to the "Resurvey of Lot 1 Wildwood North", as recorded on November 7, 2017, in Map Book 246, Page 55, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

SITE DATA		
STREET LOCATION: STATE FARM PARKWAY & WILDWOOD PARKWAY, HOMEWOOD, AL		
TOTAL SITE AREA: ±0.72 AC.		
CURRENT ZONING: PMUD		
TOTAL PAVEMENT - SF		
BUILDING TYPE: FAST PACE - 3,726		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	50'	>=
LEFT SIDE	35'	>=
RIGHT SIDE	35'	>=
REAR	0'	>=
PARKING REQUIREMENT:		
TBD	TBD	25 SPACES



EXISTING FULL ACCESS

CITY COUNCIL PRESIDENT
DATE

CITY CLERK
DATE

ZONING ADMINISTRATOR
DATE

CHAIRMAN
DATE

SECRETARY
DATE

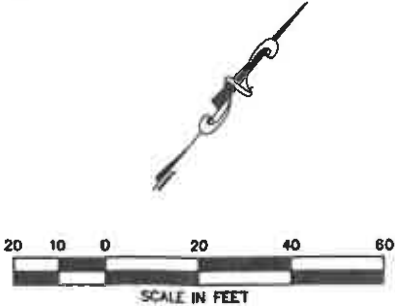
CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION.

FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:

AMENDED DEVELOPMENT PLAN

FAST PACE URGENT CARE

PLANNING COMMISSION CASE NO. AD 23-10-02



DATE

FAST PACE

NO.	DATE	DESCRIPTION	REVISIONS
3			
2			
1			



PRELIMINARY SITE PLAN

FAST PACE

STATE FARM PARKWAY & WILDWOOD PARKWAY, HOMEWOOD, AL

HUTTON

738 CHERRY STREET, CHATTANOOGA, TENNESSEE 37402

PROJECT NO.:	PROJ. MGR.:
DATE: 12.20.22	DRAWN BY: CS
SCALE: AS NOTED	CHKD. BY: 1
DRAWING SERIES:	
SHEET NO.:	

SITE DATA		
STREET LOCATION: STATE FARM PARKWAY & WILLOW PARKWAY, HOUSTON, TX		
TOTAL SITE AREA: 40.72 AC.		
CURRENT ZONING: PUD		
TOTAL PARKING - SF		
BUILDING TYPE: FAST PACE - 3,776		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	50'	3'-1"
LEFT SIDE	35'	3'-1"
RIGHT SIDE	35'	3'-1"
REAR	0'	3'-1"
PARKING REQUIREMENTS:		
1500	TBD	75 SPACES



FAST PACE

NO.	DATE	REVISIONS
1		
2		
3		

PRELIMINARY SITE PLAN

FAST PACE

HUTTON

1300 CHERRY STREET, HOUSTON, TEXAS 77002

STATE FARM PARKWAY & WILLOW PARKWAY, HOUSTON, TX

PROJECT NAME:

PROJECT NO.	12.00.02
DATE	12.00.02
DESIGNED BY	AS NOTED
CHECKED BY	
APPROVED BY	

DATE

SHEET NO.











CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

Planning Commission
PUBLIC HEARING NOTICE

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

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, October 3, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

Homewood Property Outparcel Owner, LLC

for a proposed subdivision plat of land owned by:

Homewood Property Outparcel Owner, LLC

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

202 State Farm Parkway

Parcel: 29-00-23-3-001-001.019

The proposal consists of an AMENDED DEVELOPMENT PLAN

Purpose:

A request for approval of an amendment to the Wildwood Centre North Redevelopment Plan to permit the proposed construction of a new 3,726 sq. ft., single-story urgent care medical clinic (Fast Pace Urgent Care), as well as associated parking, landscaping and other site improvements.

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

This notice is sent by U.S. mail on or before September 26, 2023, which is at least seven days before the fixed hearing date, to all property owners located within 500 ft. 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 # AD 23-10-02

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

1.6
23.2 Ad. (o)

200

**RESURVEY OF LOT 1
WILDWOOD NORTH**

FB 246 PG. 66

1.3
13.3 Ad. (c)

SEE
29-23-3-1-1.3

A RESURVEY OF
WILDWOOD CENTE
FIRST SECTOR

2

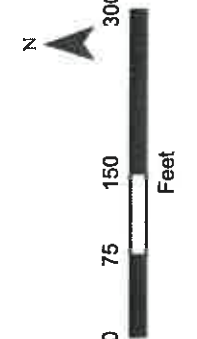
B 198 PG. 38

255.3'
WILDWOOD CENTRE SOUTH
RESURVEY #4
PB 261 PG 8
1.8

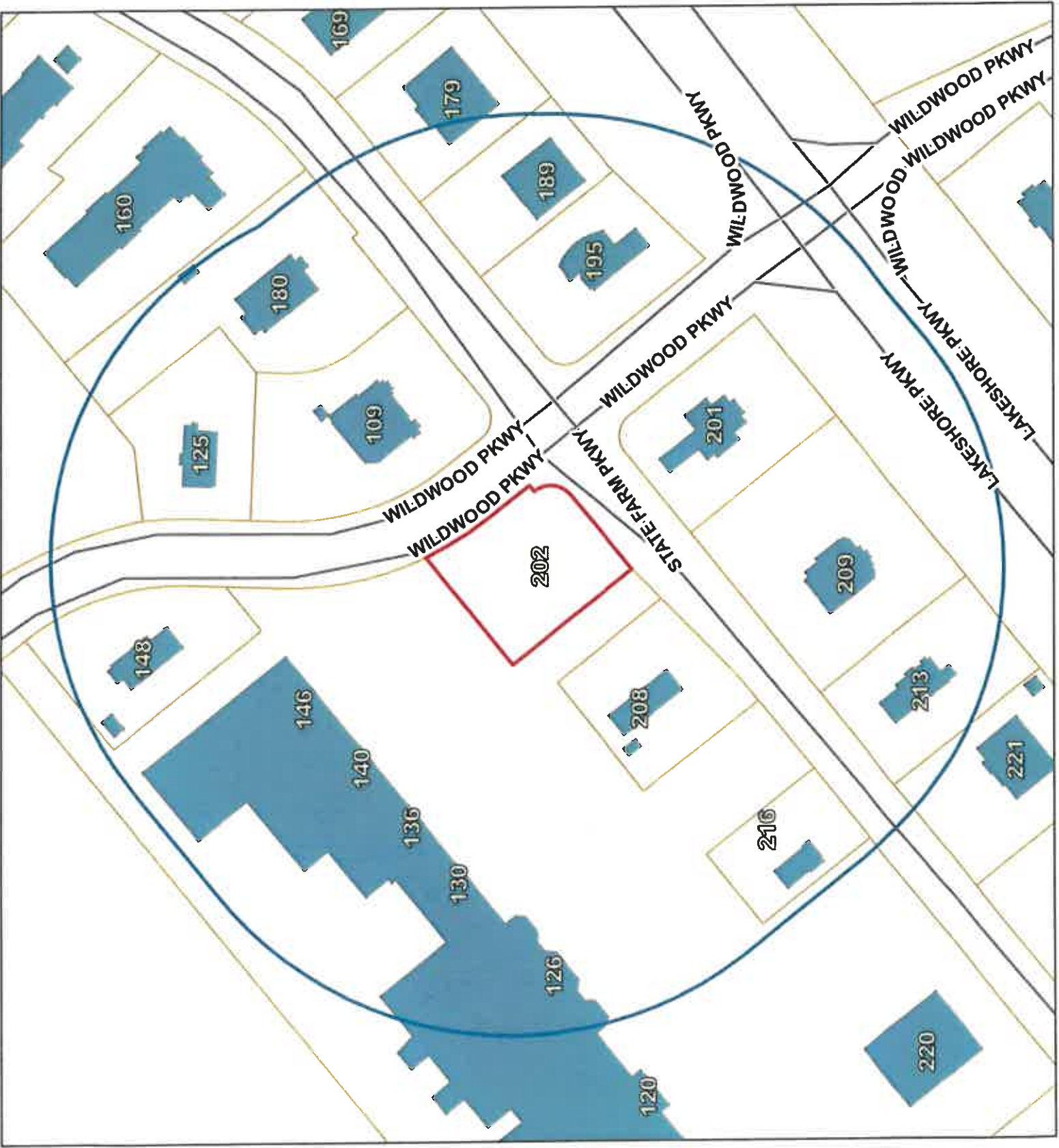
City of Homewood
PC Case Map

202 State Farm Pkwy
AD 23-10-02
Vicinity Map

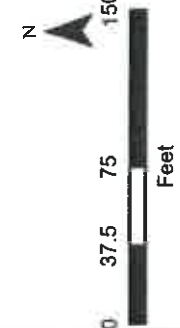
- Parcels
- Subject Property
- 500 Ft Buffer
- Building Footprints



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



Parcels
Subject Property



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



202 State Farm Pkwy- Bird's Eye View looking Northwest



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

1. Name of development: Additions to Homewood Animal Hospital
2. Date application filed: 08/08/23 3. Requested hearing date: 10/03/23
4. Approval requested by this application
- ___ Preliminary Development Plan
- ___ Amendment to Preliminary Development Plan
- x Final Development Plan
- ___ Amendment to Final Development Plan
5. Applicant: Erik N. Hendon - hendon + huckestein architects, PC
- Phone: 205/322-1751
- Address: 2126 Morris Avenue Birmingham, AL 35203
6. Owner: Dr. Mike Kilgore
- Phone: 205/943-0008
- Address: 501 Scott Street Homewood, AL 35209
7. Attorney or authorized agent: N/A
- Phone: _____
- Address: _____
8. Engineer: Todd Thompson - MTTR Engineers, Inc.
- Phone: 205/320-0114
- Address: 3 Riverchase Ridge Hoover, AL 35244
9. Surveyor: Gonzalez-Strength & Associates, Inc.
- Phone: 205/942-2486
- Address: 1550 Woods of Riverchase Dr. - Ste. 200 Hoover, AL 35244

10. Development Address(s): 501 Scott Street Homewood, AL 35209

11. Tax map parcel number(s): Parcel ID#29-00-23-2-004-002.000

12. Acreage: 0.35 13. Zoning: WHD

14. Check all submissions with this application:

☐ checklist

☒ application fee (Fee will be paid via phone/email)

☒ original plan in D-size

☒ two (2) copies of plan

☒ eleven by seventeen (11x17) of plan

☐ proof of ownership

Signature of applicant: REDACTED

Signature of authorized agent or attorney: REDACTED

Signature of authorization by owner: REDACTED

For City Use Only:

\$ application fee received on by receipt #

Scheduled hearing date: OCTOBER 3, 2023

Application received by: FRED GOODWIN on AUGUST 8, 2023

PROJECT NARRATIVE

Final Development Plan for 501 Scott Street

(PC Case # FD 23-10-03)

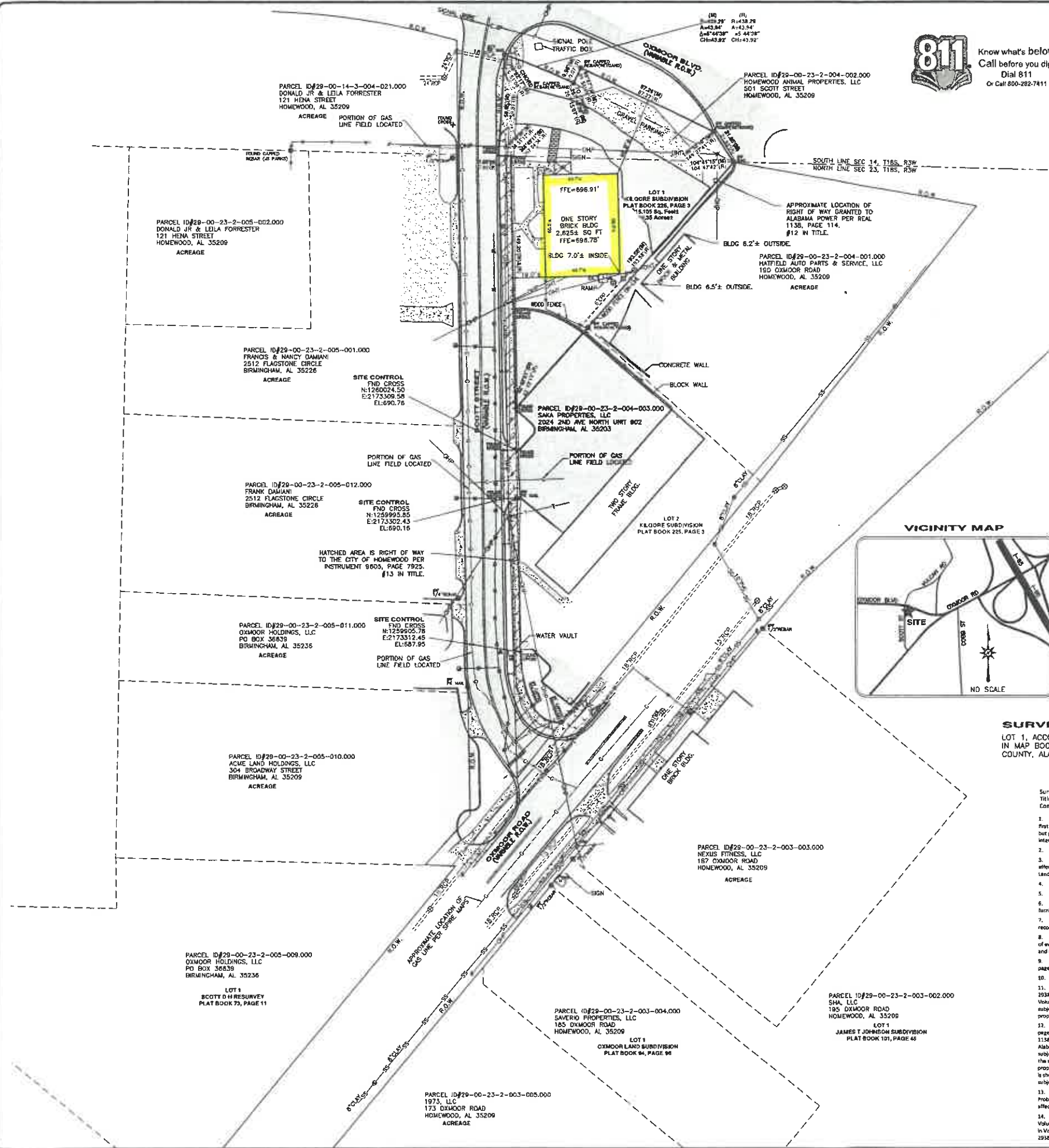
The proposed project includes a full renovation and building addition to an existing building located at 501 Scott Street. The existing veterinary clinic is approximately 1,926 sf in area and the proposed addition will add 1,585 sf for a total revised building area of 3,511 sf. The interior will be completely renovated with new finishes and fixtures and the exterior facade will be upgraded to provide a “modern farmhouse/cottage” aesthetic in keeping with the character and scale of the West Homewood neighborhood. The proposed materials are painted brick and durable fiber-cement siding and a galvanized metal roof. The sitework consists of improved asphalt paving and landscaping along with necessary utility upgrades.

LEGAL DESCRIPTION

Final Development Plan for 501 Scott Street

(PC Case # FD 23-10-03)

Lot 1, according to the Survey of Kilgore Subdivision as recorded in Map Book 225, Page 03, in the Probate Office of Jefferson County, Alabama.



SITE PHOTOS

IMAGES TAKEN FROM GOOGLE EARTH PRO, © 2019 GOOGLE



AERIAL VIEW

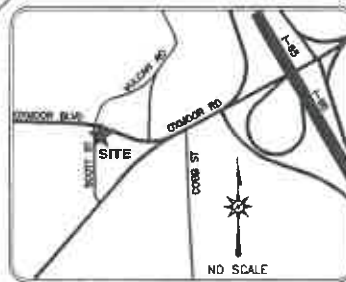


VIEW FROM CONNOR BLVD



VIEW FROM SCOTT STREET

VICINITY MAP



I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.

SURVEY & TITLE LEGAL DESCRIPTION

LOT 1, ACCORDING OT THE SURVEY OF KILGORE SUBDIVISION, AS RECORDED
IN MAP BOOK 225, PAGE 03, IN THE PROBATE OFFICE OF JEFFERSON
COUNTY, ALABAMA.

TITLE COMMITMENT







Surveyor's comments on exceptions listed in Schedule B for the Loan Policy of Title Insurance (File No. 6602T-23) dated July 07, 2023 by the Land Title Company of Alabama, as agents for Chicago Title Insurance Company.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or otherwise subsequent to the effective date thereof but prior to the date the proposed Kiosk Accounts for value of record the estate or interest or mortgage thereon covered by this Instrument.
2. All taxes due the year 2023 and subsequent years, yet not due and payable.
3. Any encumbrance, lien, mortgage, claim, obligation, incumbrance, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the Land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements not shown by the public records.
6. Any lien, right or claim, for services, labor, or material hereonfor or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Any prior reservation or conveyance, together with release of grantees of mineral or every kind and character, including, but not limited to, oil, gas, sand and gravel, in and over the Land.
9. Such state of facts as shown on record subdivision plat recorded in Map Book 225, page 3, Jefferson County Records: Shown hereon.
10. Matters reflected on recorded map: Shown hereon.
11. Right of way to Jefferson County, recorded in Volume 2696, page 358 and Volume 2838, page 358, in the Probate Office of Jefferson County, Alabama. Instrument in Volume 2696, page 358 carries Deedmap Road right of way and does not affect the subject property. Instrument in Volume 2336, Page 431 does not affect the subject property.
12. Right of Way granted to Alabama Power Company as recorded in Volume 5599, page 945; Volume 6907, page 213; Volume 1816, page 3; Volume 1808, page 281; Real 1134, page 114 and Real 996, page 867 in the Probate Office of Jefferson County, Alabama. Instrument in Volume 6199, Page 941 is blanket in nature and includes the subject property. Instrument in Volume 9967, Page 231 is blanket in nature and includes the subject property. Instrument in Volume 1983, Page 283 does not affect the subject property. Instrument in Real 1134, Page 114, Instrument affects the subject property and is shown hereon. Instrument in Real 996, page 867 is blanket in nature and includes the subject property.
13. Right of way to the City of Homewood, recorded in instrument 9605/7925, in the Probate Office of Jefferson County, Alabama. Instrument shown hereon and does not affect the subject property.
14. Right of way to Alabama Gas Corporation, recorded in Volume 5886, page 48 and Volume 7938, page 431, in the Probate Office of Jefferson County, Alabama. Instrument in Volume 5886, page 48 does not affect the subject property. Instrument in Volume 2934, Page 431 does not affect the subject property.

NOTES

1. All assessments and rights of way of which the surveyor has knowledge are shown herein; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. All utilities of which the surveyor has knowledge are shown herein. Routings of underground utilities were drawn based on utility maps provided by responsible utility companies which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere). MISSALL confirmation number is 12525256.
3. No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
4. According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C 0554 H, dated September 3, 2010), all of the subject property lies within Zone X, defined as "area determined to be outside the 0.2% annual chance floodplain."
5. North arrow, contours and spot elevations shown herein are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011, using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (NMAX).
6. At the time of the field survey there was no observable evidence of current earth moving work, building addition or construction, changes in street right of way lines, street or sidewalk repair or construction, use of the site as a solid waste dump, dump, or sanitary landfill.
7. There was no observable evidence or evidence provided to the surveyor of potential wetlands on the subject property.

LEGEND

- | | |
|---|---------------------------------|
| ●-P | IRON PIN FOUND |
| ●-S | IRON PIN SET (5/8" REBAR w/CAP) |
| + | CROSS FOUND |
| ○ | CALCULATED POINT |
|  | UTILITY POLE w/CLAY |
| -OHP- | OVERHEAD POWER LINE |
| -DHT- | OVERHEAD TELEPHONE LINE |
| — 562.30 | SPOT ELEVATION |
| —SS—SS— | SEWER SEWER LINE |
| —W—W— | UNDERGROUND WATER LINE |
| —G—G— | UNDERGROUND GAS LINE |
| —T—T— | UNDERGROUND COMMUNICATION LINE |
| —BOX | RIGHT OF WAY |
| ▲ | WATER VALVE |
| ■ | WATER METER |
| □ | GAS REGULATOR |
| □ | GAS METER |
| ▲ | TELEPHONE PEDESTAL |
|  | LIGHT STANDARD |
| — | SIGN |
|  | MAILBOX |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊖ | SANITARY SEWER CLEANOUT |
| ⊗ | STORM SEWER MANHOLE |
| —X—X—X— | FENCE |
|  | ASPHALT SURFACE |
|  | CONCRETE SURFACE |
|  | GRAVEL SURFACE |

SITE DATA TABLE

PROPERTY AREA = 0.35 AC. BUILDING SQUARE FOOTAGE
2,825 SQ. FT.
SITE ZONED: WHD, WEST PARKING PROVIDED:
HOMEWOOD DISTRICT, PER STANDARD = 0
CITY OF HOMEWOOD HANDICAPPED = 0
BUILDING SETBACKS: OWNER:
FRONT NONE HOMEWOOD ANIMAL PROPERTY
REAR NONE 501 SCOTT STREET
SIDE NONE HOMEWOOD, AL 35209-5911
MAXIMUM HEIGHT:

Certified to: River Bank & Trust, its successors and/or assigns as their interest may appear, Homewood Animal Properties, LLC, an Alabama limited liability company, the Land Title Company of Alabama, Chicago Title Insurance Company;

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 1-4, 6-7(a), 7(b)(1), 8, 9, 11, 13, 16-18 of Table A thereof. The field work was completed on 7/28/2023.

Date _____

PRELIMINARY
Derek S. Meadows, Registration No. 29996
dmeadows@strong.com

[illegible]

TITLE **ALTA/NSPS LAND TITLE SURVEY**

HOMEWOOD ANIMAL HOSPITAL
301 SCOTT STREET

**FOR
HOMEWOOD VETERINARY SERVICES**

OWN. BY J.B.R.	CREW CHIEF G.P./J.A.M.	FIELD BOOK/PAGE 0.	DWG. NAME 19-00339.DWG	COORDINATE FILE 19-00439.CRD	LAST FIELD SURVEY ON 7/28/2023
-------------------	---------------------------	-----------------------	---------------------------	---------------------------------	-----------------------------------

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

**1580 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOVER, ALABAMA 35244**
PHONE: (205) 968-5400

PHONE: (205) 942-2486
 FAX: (205) 942-3033
 www.GonzalezStrength.com
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THE UNIVERSITY OF CHICAGO PRESS

DWG. NO.
S100
PROJECT
18-0439

CITY COUNCIL PRESIDENT

DATE

CITY CLERK

DATE

CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION.

ZONING ADMINISTRATOR

DATE

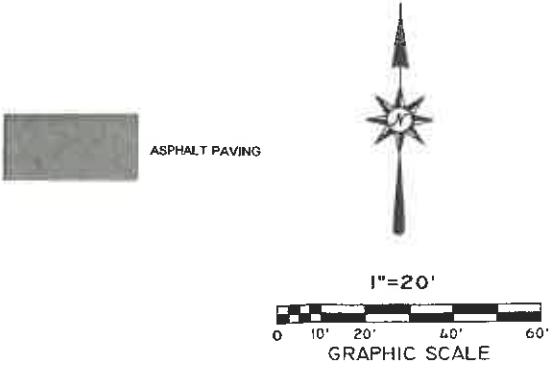
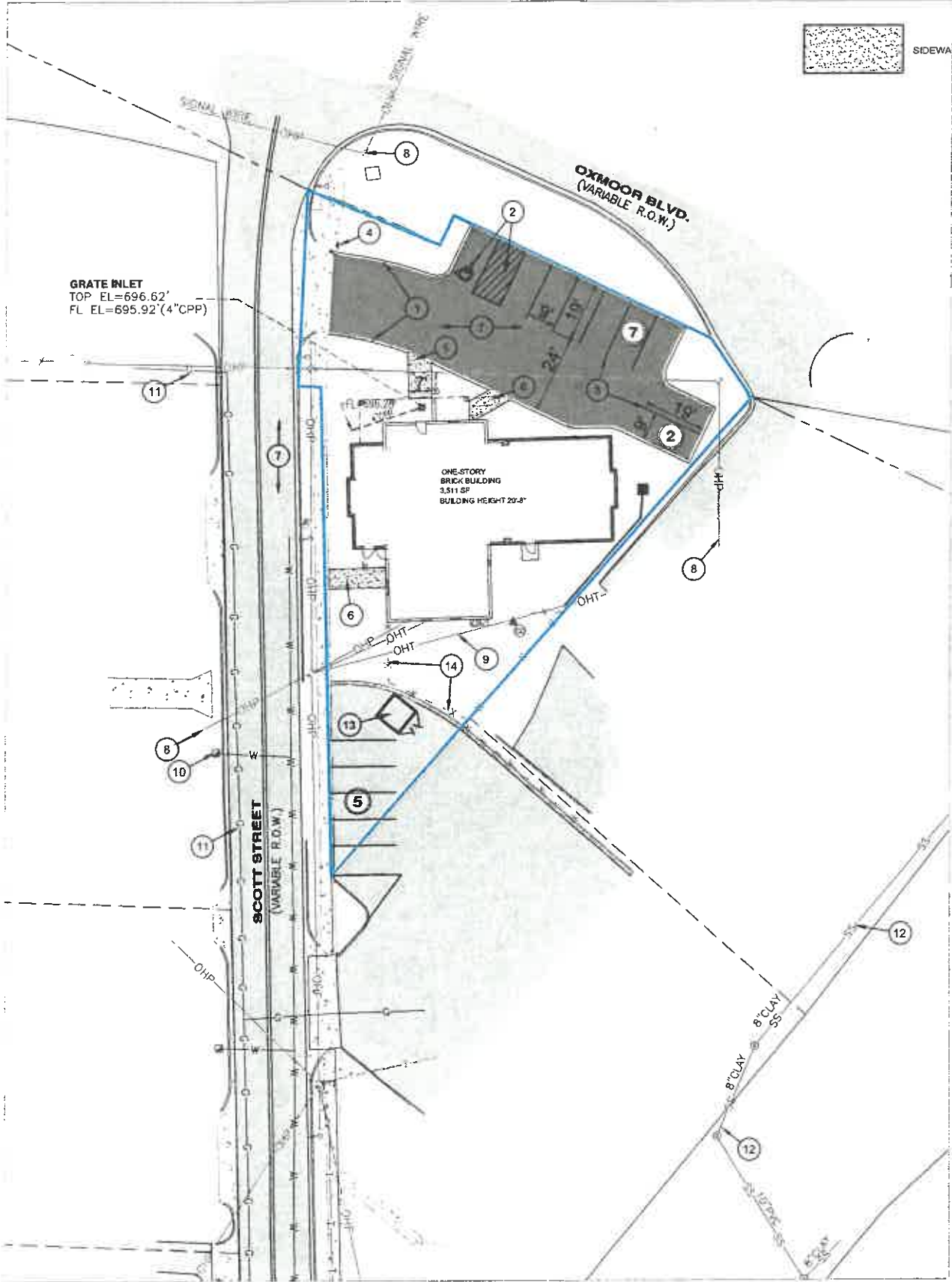
FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:

CHAIRMAN

DATE

SECRETARY

DATE



- KEY NOTE LEGEND**
- 1 6" STANDUP CURB REQUIRED TYPICAL. SEE DETAIL.
 - 2 ADA PARKING SPACE REQ'D. TYPICAL. SEE DETAIL FOR ADA SIGN, AISLE, AND SYMBOL. "V" INDICATES VAN-ACCESSIBLE SPACE.
 - 3 4" WIDE SOLID WHITE PAINT STRIPING REQ'D.
 - 4 R1-1 STOP SIGN REQ'D. TYPICAL. SEE DETAIL.
 - 5 ADA RAMP REQ'D. SEE DETAIL.
 - 6 CONCRETE SIDEWALK REQ'D. SEE DETAIL.
 - 7 STANDARD DUTY ASPHALT PAVEMENT REQ'D. SEE DETAIL.
 - 8 EXISTING OVERHEAD POWER SERVICE TO REMAIN.
 - 9 EXISTING OVERHEAD TELEPHONE SERVICE TO REMAIN.
 - 10 EXISTING WATER SERVICE TO REMAIN.
 - 11 EXISTING GAS SERVICE TO REMAIN.
 - 12 EXISTING 8" SS SERVICE TO REMAIN.
 - 13 EXISTING DUMPSTER LOCATION. NEW ENCLOSURE PROPOSED.
 - 14 EXISTING WOODEN FENCE TO REMAIN.

SITE DATA TABLE	
PROPERTY AREA=	.3464 AC.
ZONING:	WHD
LAND USE	
CURRENT:	ANIMAL VET CLINIC
PROPOSED:	ANIMAL VET CLINIC (RENOVATION)
BUILDING SETBACKS:	
FRONT =	0
REAR =	0
SIDE =	20
SITE PARKING DATA	
TOTAL PARKING SPACES:	14 SPACES

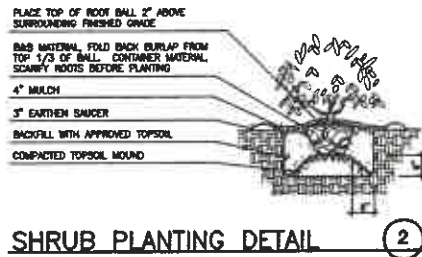
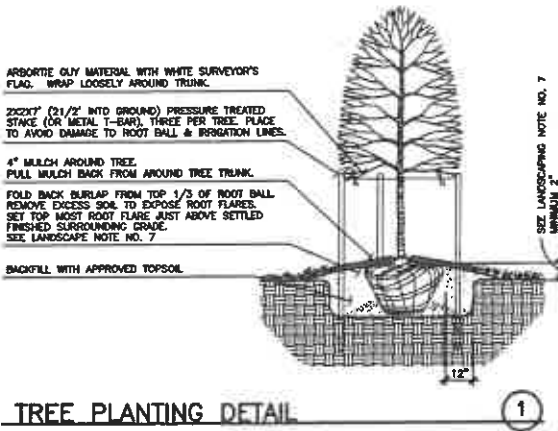
- (2) PROCESS: a. Development Plan
1. SIZE (IRREGULAR), AREA (15,104 SF / 0.35 ACRES), BOUNDARY DIMENSIONS (SEE PLAN) AND STREET FRONTAGE (2 FRONTS = SCOTT STREET = 299.05' / OXMOOR ROAD = 153.01')
 2. LOCATION OF PROPOSED LAND USE (EXISTING ANIMAL HOSPITAL)
 3. LOCATION OF PARKING AREAS (SEE PLAN) AND MEANS OF VEHICULAR INGRESS/EGRESS (EXISTING DRIVEWAY CONNECTION - SEE PLAN)
 4. LOCATION AND SIZE OF ANY PUBLIC OR COMMON OPEN SPACE (NOT APPLICABLE)
 5. LOCATION AND DIMENSION OF SERVICE YARDS (NOT APPLICABLE)
 6. LOCATIONS (SEE PLAN) HEIGHT (20'-8") OTHER DIMENSIONS (SEE PLAN) AND FLOOR AREA (3,511 SF)
 7. SIDEWALKS (EXISTING SEE PLAN) LANDSCAPING (SEE LANDSCAPE PLAN) EXTERIOR LIGHTING (OUTSIDE POLE FIXTURES, WALL AND EAVE LIGHTING ONLY) SIGNS(SEE PLAN) FIRE HYDRANTS(SEE PLAN) STORM DRAINAGE FACILITIES (SEE PLAN)
 8. OUTSIDE APPEARANCE AND EXTERIOR FINISHES (SEE ARCHITECTURAL RENDERING)
 9. DISTANCE BETWEEN EACH BUILDING (ONE PRIMARY STRUCTURE) FRONT REAR AND SIDE SETBACKS (7)
 10. PERCENTAGE OF THE PARCEL DEVOTED TO EACH USE (ANIMAL HOSPITAL BUILDING 23% OF THE SITE)
 11. BUILDING HEIGHT (20'-8") NUMBER OF FLOORS (ONE)
 12. NUMBER OF PARKING SPACES (14 STALLS INCLUDING ONE HANDICAPPED STALL) DIMENSIONS (SEE PLAN)
 13. PARKING (ASPHALT PAVING) DRIVEWAY (EXISTING CONCRETE), SIDEWALK(EXISTING CONCRETE)
- (2) PROCESS: c. Additional Items and Information.
1. LEGAL DESCRIPTION: LOT 1 KILGORE SUBDIVISION AS RECORDED IN MAP BOOK 225, PAGE 03 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA
 2. PROPOSED DENSITY (3,511 SF BUILDING / 15,104 PARCEL = 23% OF THE PARCEL)
 3. EXISTING COVENANTS - N/A
 4. PROPOSED COVENANTS - N/A
 5. DEVELOPMENT SCHEDULE: CONSTRUCTION START DECEMBER 2023 CONSTRUCTION COMPLETION, JULY 2024
 6. TRAFFIC ANALYSIS - N/A
 7. FIRE PROTECTION PLAN; EXISTING HYDRANT AND ACCESS ON SCOTT STREET. BUILDING CLASSIFICATION DOES NOT REQUIRE IT TO BE SPRINKLED.
 8. OTHER INFORMATION - TBD.

LANDSCAPING NOTES:

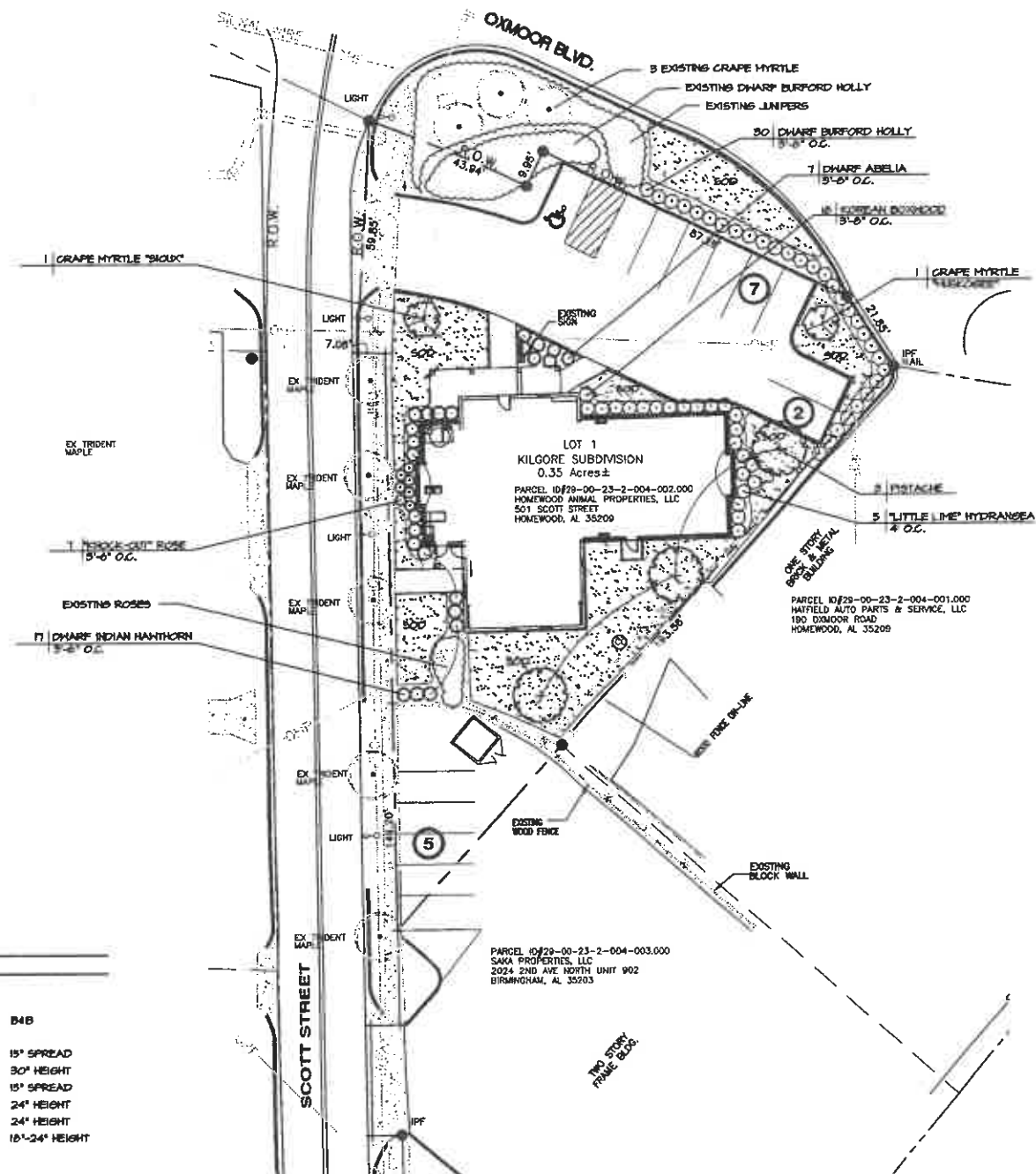
1. Examination Of Site: Installer shall visit the site of work to acquaint himself with the conditions affecting his work. By submission of bid, installer acknowledges he has complied with all requirements and no additional compensation or relief from any obligation of Contract will be considered because of lack of knowledge of the site conditions.
2. Notes On Drawings: Installer is responsible for all notes on drawings which call attention to particular requirements or conditions which may or may not be included in the written Specifications.
3. Utilities: Prior to construction operations, installer shall verify location of all utilities and structures which may or may not be indicated on the drawings. He shall conduct work so as to prevent interruption of services. Any damage shall be repaired to it's original condition or rectification of utility company at no expense to Owner.
4. Right-Of-Ways: Any work performed within a state, city or utility company's R.O.W., shall be properly permitted, approved and conform to that governing authority's specifications.
5. Plant Materials: All plant materials shall conform to the applicable standards of the American Association of Nurserymen, Inc. American Standard For Nursery Stock, ANSI Z60.1, latest edition. Plant materials shall have been grown under climatic conditions similar to those in the locality of the project. Quantities on drawings take precedence over quantities shown in the Plant Materials List. Botanical Names take precedence over Common Names. Plants budding into leaf or having tender growth, shall be sprayed with a anti-desiccant at grower prior to digging. All trees shall have a straight central leader.
6. Installation: Install as per Specifications on Drawings and Planting Details. After placement of material, construct an earthen saucer around the root ball and fill with water. While watering, insert a rod into soil and rotate to release any air and continue until no more water will percolate into the soil. Fill holes left by rod and settlement. Remove all bamboo shafts and plastic tape from trunk prior to placing in tree pit. Remove excess soil from top of root ball to expose root flares. Place root ball so that top most root flare is above settled finished grade.
7. Tree Pits: Installer shall dig a test tree pit for percolation. Fill hole half way with water. If tree pit will not percolate at a rate sufficient enough to insure proper root growth and survival, raise the root ball to the minimum height above surrounding grade to insure proper root growth and survival. Pillow berm where indicated on plans.
8. Preparation Of Island Planters: Where new islands, portion of existing islands, or planting areas are added to parking lot or paved areas, cut and remove all asphalt, gravel base, and excavate to depths shown in the Planting Details and backfill with approved topsoil.
9. Topsoil: Unless otherwise specified, install a minimum of 4 inches of approved topsoil over all areas to be seeded, sodded, and landscaped.
10. Guarantee & Maintenance: All plant materials and workmanship shall be guaranteed for a period of twelve months beginning at time of written acceptance. All sodded and seeded areas shall be guaranteed until a full healthy stand of grass is achieved and acceptable to Owner. Trees, shrubs, and grass shall be maintained (as part of the original bid) in a healthy growing condition until final inspection and approval by Owner. Maintain by mowing, watering on a regular basis, applications of fertilizer, insecticides and fungicides when required. Straighten leaning plants and raise plants that have settled. Remove dead or dying plants and replace with a plant material as originally specified and carry some guarantee. Remove all guy material, and stakes at end of guarantee period.

SODDING NOTES

1. Soil Test Report: Installer shall provide and pay for a Soil Test Report to determine type and quantities of fertilizers and other amendments necessary to establish proper pH factor and nutrients to bring existing soil to a satisfactory level for plant growth. Testing shall include existing soil and topsoil. Furnish copies of Soil Test Report to Landscape Architect and or Engineer. Contact local County Agent for testing.
2. Preparation: Install 4 inches of approved topsoil over all areas to be sodded. Rake smooth to finished grades shown. Add fertilizers and other soil amendments in quantities as recommended in the Soil Test Report, unless otherwise specified in the Specifications.
3. Sod: Provide fresh well-rooted sod free of weeds, nutgrass, disease, insects, and other grasses. Sod shall be machine cut with clean sharp edges to a uniform thickness with 1 1/2 inches of topsoil and a turf height of 1 to 1 1/2 inches. Mow prior to cutting.
4. Installation: Install with tight fitted joints. Lay perpendicular to direction of slope. Stagger joints to offset joints of adjacent courses. Set sod by rolling with a water bolster roller and water thoroughly to saturate sod and subsoil. Secure sod with staples on slopes 2.5:1 and steeper.
5. Guarantee & Maintenance: All sodded areas shall be guaranteed and maintained in strict accordance with the Specification. Maintain also by mowing, watering, fertilizing, weeding, applications of herbicides, fungicides, insecticides, until a full healthy stand of grass, free from weeds, disease, and insects is achieved and acceptable to Owner. Replace any dead sod.



PLANT MATERIAL LIST				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	
1	GRAPE MYRTLE "MUSKOGEE"	LASERSTROEMIA INDICA "MUSKOGEE"	6'-8" 2-5 TRUNKS	
1	GRAPE MYRTLE "SNOW"	LASERSTROEMIA INDICA "SNOW"	6'-8" 2-5 TRUNKS	
3	PISTACHE	PISTACHIA CHINENSIS	2 1/2" GAL. 12'-14"	B4B
7	DWARF ABELIA	ABELIA X "ROSE CREEK"	48 CONTAINER	15" SPREAD
30	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI NANA	48 CONTAINER	30" HEIGHT
17	DWARF INDIAN HAWTHORN	RAPIHOLEPS INDICA "SNOW"	48 CONTAINER	15" SPREAD
7	"KNOCK-OUT" ROSE	ROSA "RADRAZZ"	48 CONTAINER	24" HEIGHT
10	KOREAN BOYGADOO	ELAEAGNUS MICROPHYLLA "KOREANA"	48 CONTAINER	24" HEIGHT
5	"LITTLE LIME" HYDRANGEA	HYDRANGEA PANICULATA "LITTLE LIME"	48 CONTAINER	18"-24" HEIGHT
400.	APPROX. SQ. YDS. "TIFTON" 414 BERMUDAGRASS SOD			



Robert P Kirk & Associates, P.C.
Landscape Architecture - Site Planning
& Golf Course Design
2155 Old Rocky Ridge Road
Birmingham, Alabama 35226
205/988-4770

STATE OF ALABAMA
REGISTERED LANDSCAPE ARCHITECT
ROBERT P. KIRK
NUMBER 161

SHEET
LI-RO
SEQUENCE
1 OF 1
PROJECT: 23-123

HOMEWOOD ANIMAL HOSPITAL
501 SCOTT STREET
HOMEWOOD, ALABAMA
FOR
H + HA
BIRMINGHAM, ALABAMA

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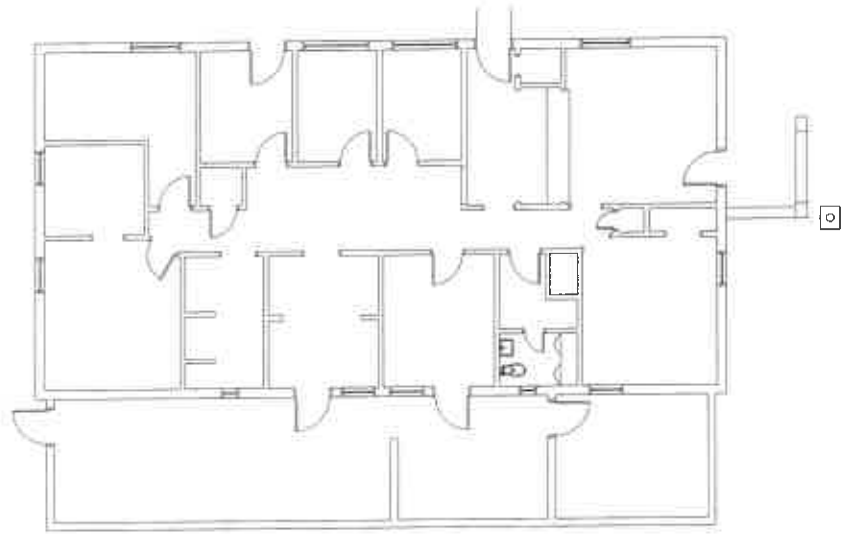
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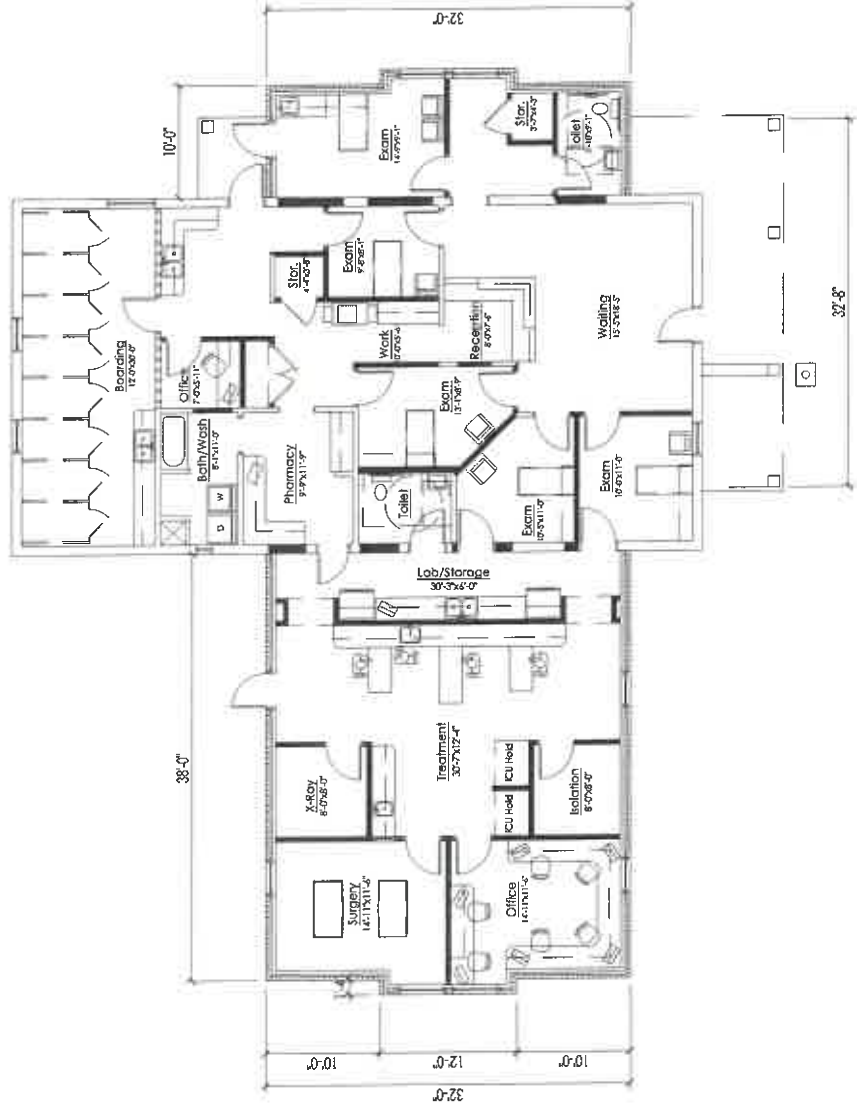


Homewood Animal Hospital

EXISTING FLOOR PLAN

SCALE: 3/32" = 1'-0"

February 9, 2022



Homewood Animal Hospital

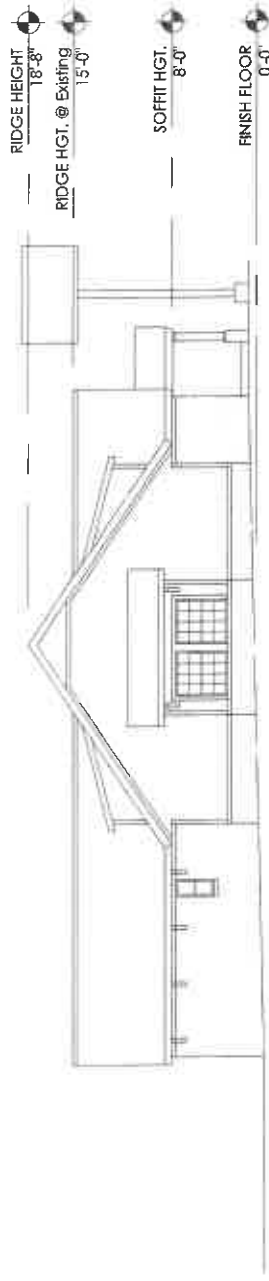
CONCEPTUAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

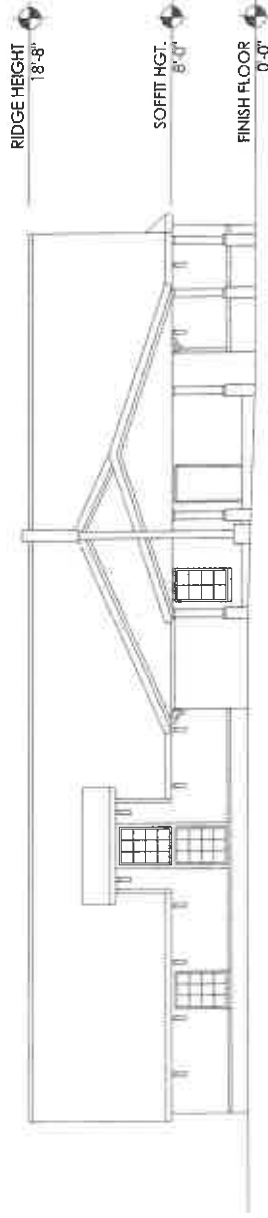
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SIDE ELEVATION



FRONT ELEVATION



Homewood Animal Hospital

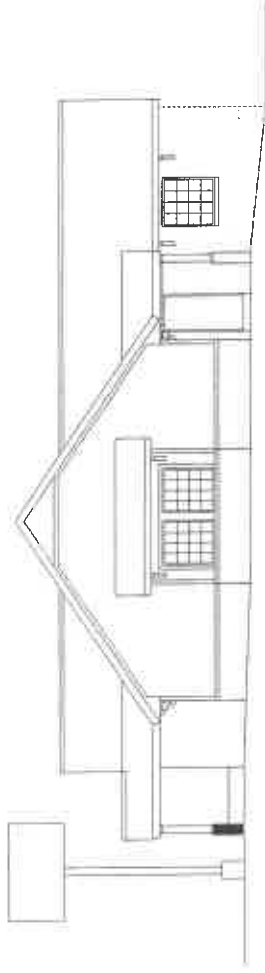
EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

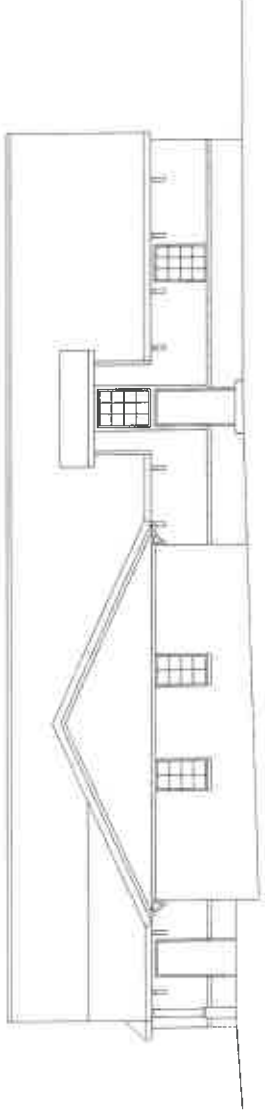
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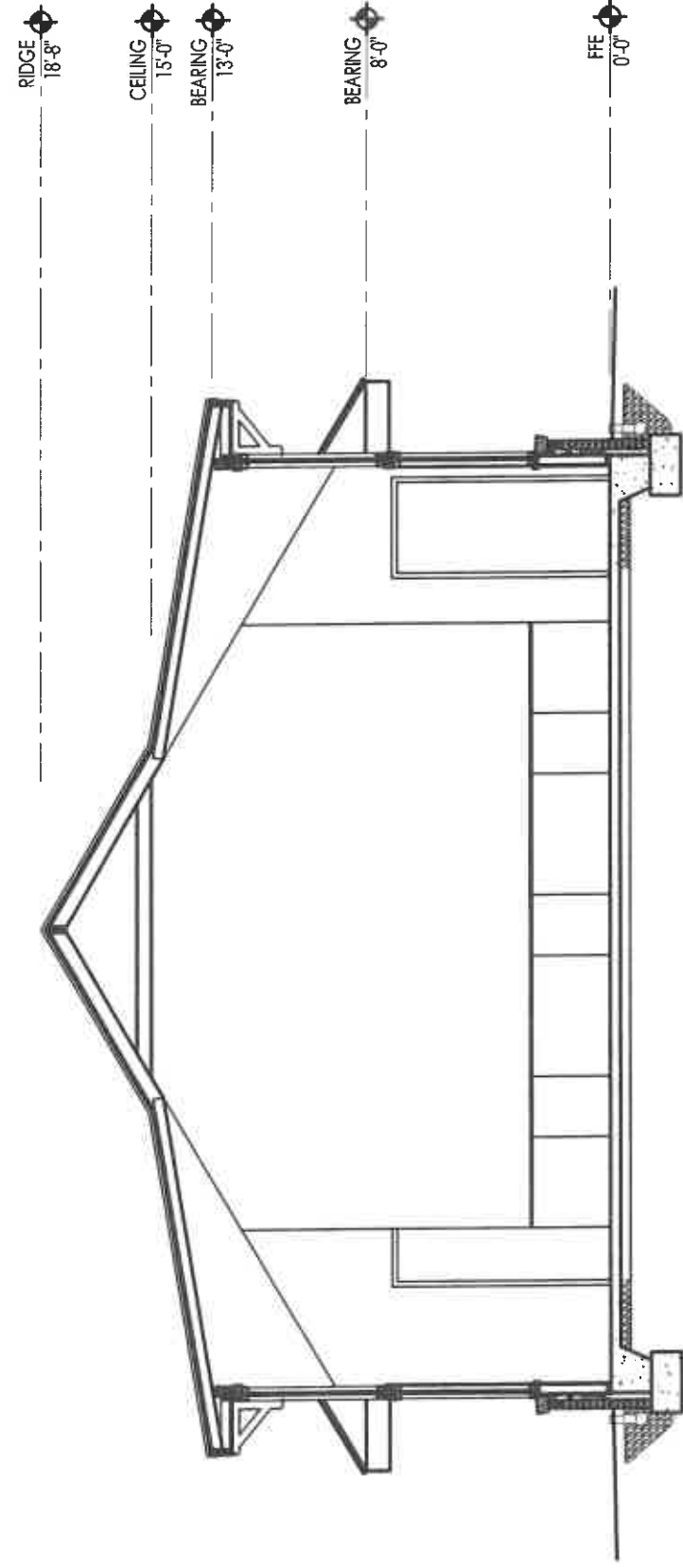
SIDE ELEVATION

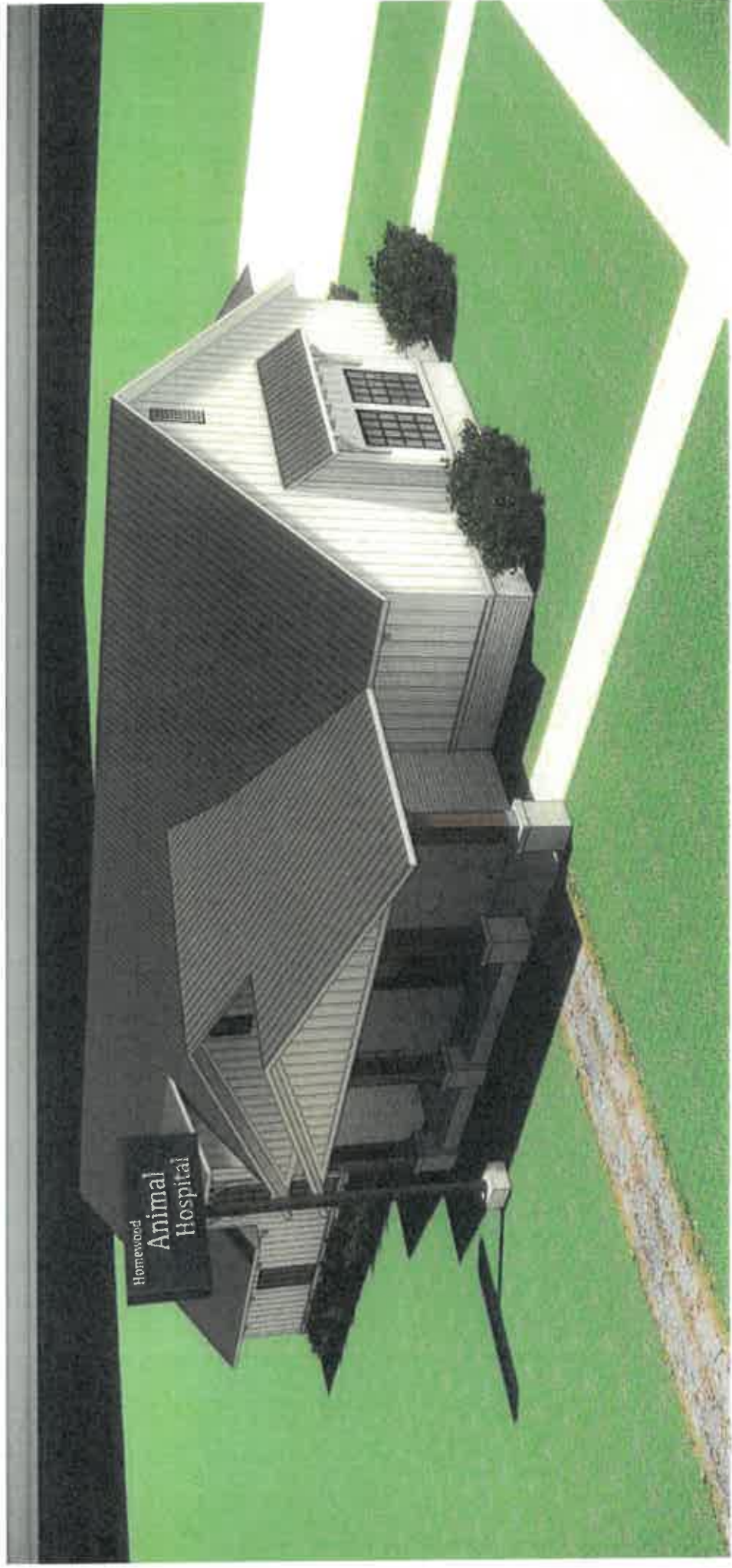


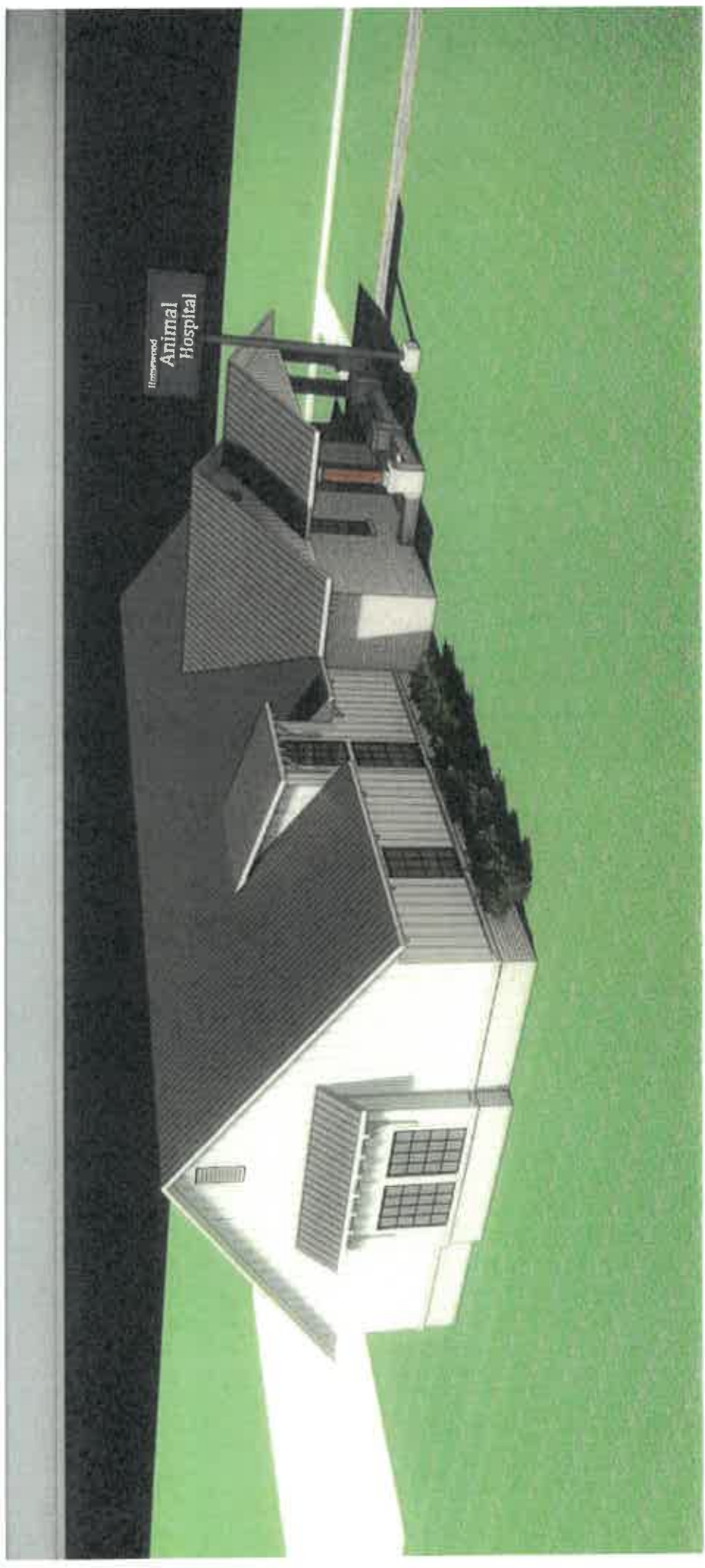
REAR ELEVATION

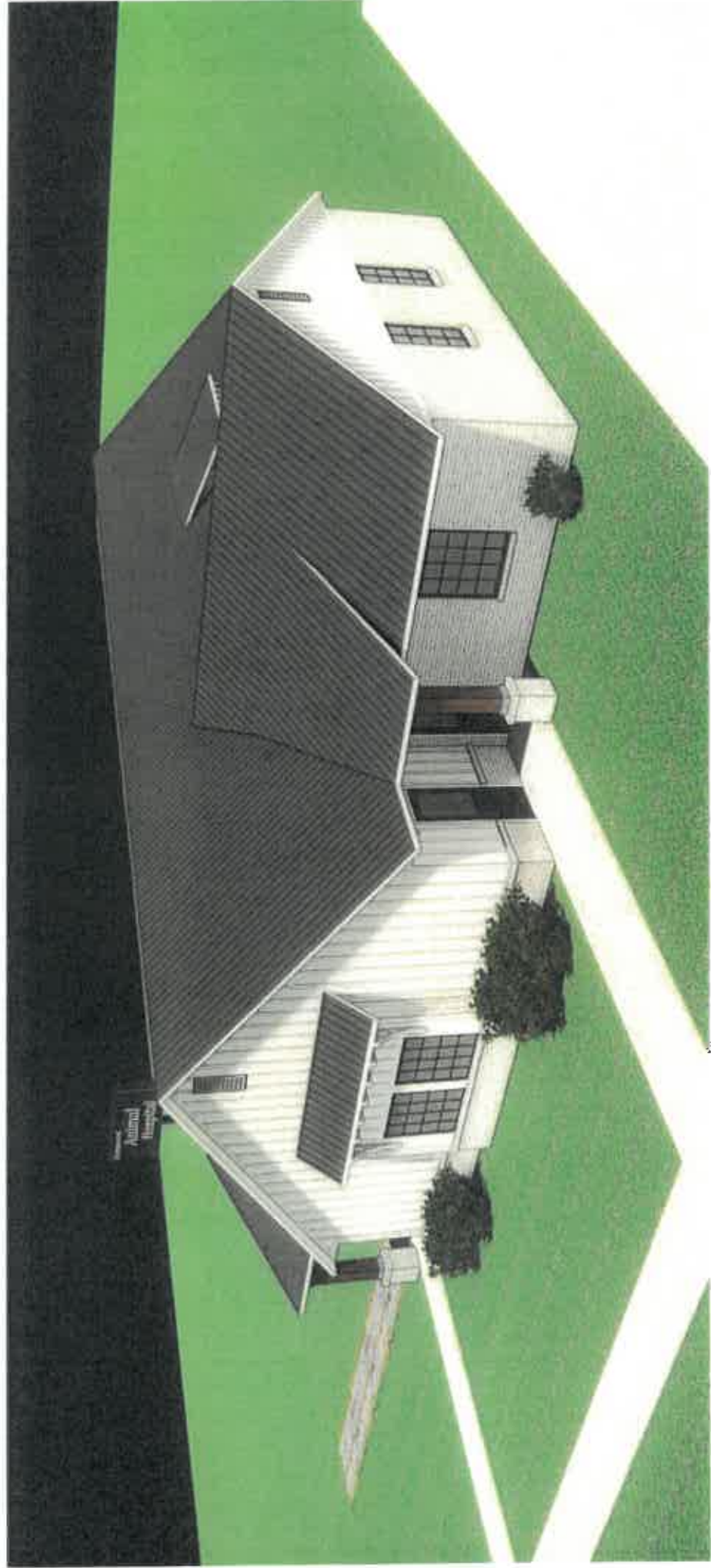


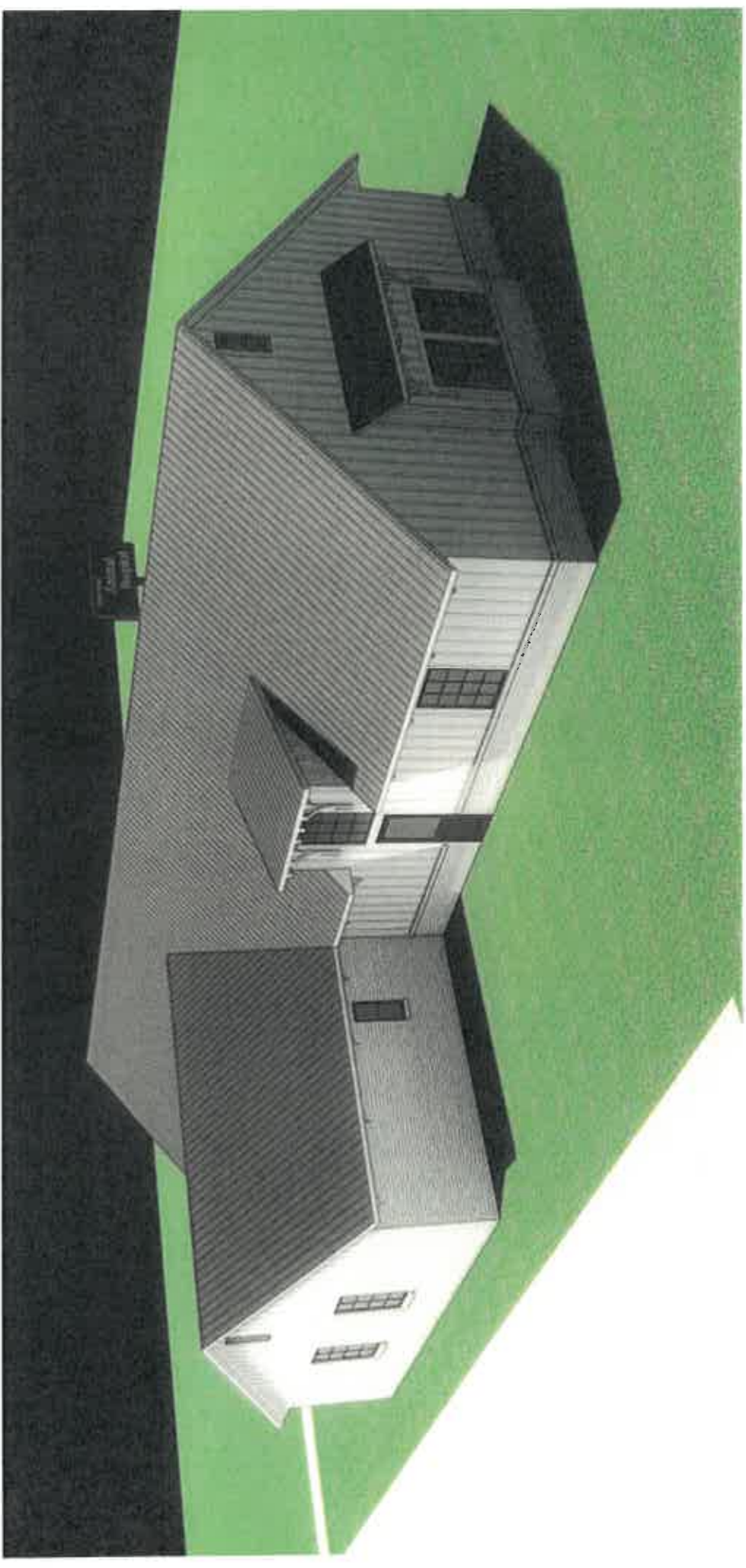
Homewood Animal Hospital
EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"
February 9, 2022















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 & ADJACENT PROPERTY OWNERS**

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, October 3, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

Erik Hendon / Hendon – Huckestein Architects, PC

for a proposed subdivision plat of land owned by:

Dr. Michael G. Kilgore, DVM

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

501 Scott Street

Parcel: 29-00-23-2-004-002.000

The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

A request for approval of a Final Development Plan centered around the interior and exterior renovation of the existing one-story Homewood Animal Hospital that would be expanded in size to 3,511 sq. ft. to accommodate a combination of office, examination and treatment services, as well as expanded parking, landscaping, and other site improvements.

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

This notice is sent by U.S. mail on or before September 26, 2023, which is at least seven days before the fixed hearing date, to all property owners located within 500 ft. 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 # FD 23-10-03

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

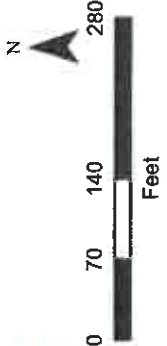
City of Homewood
PC Case Map

501 Scott St.

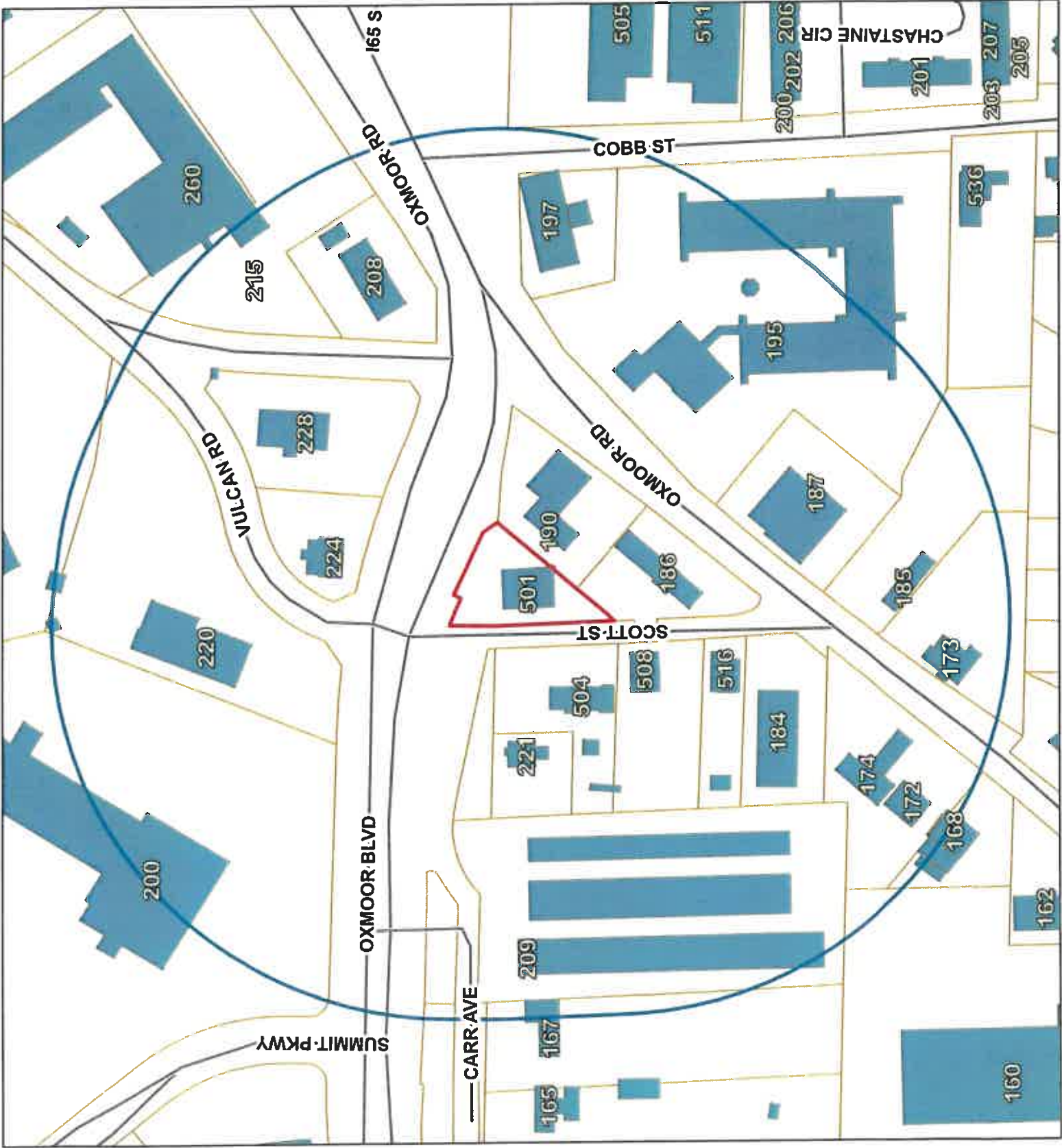
FD 23-10-03

Vicinity Map

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



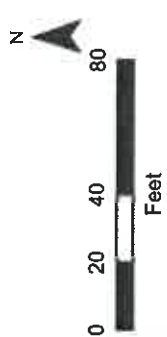
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City of Homewood
PC Case Map

501 Scott St.
FD 23-10-03
Aerial Map

Parcels
Subject Property



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501 Scott St- Bird's Eye View looking Southeast

