

Agenda
Homewood Planning Commission
Tuesday, October 5, 2021, 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/84152537305?pwd=bHhkR2F5RjRYb1I4THBkb1V5Nk05dz09>

2nd Option: Join through the app if you already have the Zoom app downloaded Meeting #: 841 5253 7305, Passcode: 146842

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

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

Board Members

Stuart Roberts, Chairman

Brady Wilson, Vice Chairman

Jennifer Address

Winslow Armstead

Brandon Broadhead

Patrick Harwell

John Krontiras

Giani Resplinto

Palge Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - July 6, 2021 (No meetings held in August or September)**
- 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

Carried over to October 5, 2021 meeting at the request of the applicant)

1. Case # RZ 21-08-01, 3006 Cook Street, Parcel ID: 28-00-07-3-032-003.000

Applicant: Blackwater Development Company, LLC Property Owner:

TDG Cook Street, LLC: A request to rezone the subject property from C-2 (Neighborhood Shopping District) to an R-7 (Attached Dwelling Unit District) zoning classification to permit the construction of a 6 unit townhouse development.

VI. New Business

1. Case# RS 21-10-01, 126 & 20 Barber Court, Parcel ID: 29-00-22-1-015-001.000

Associates Property Owner: Dean Dairy Ice Cream, LLC: Request for approval of a Final Plat resurveying a 21 acre parcel of land (Lot 1, Barber Dairy Resurvey) into two lots (Lot 1A & Lot 1B) to facilitate improved commercial activity.

2. Case# RS 21-10-02, 1001 & 1003 Oak Grove Road, Parcel ID: 29-00-23-3-001-

019.000 & 29-00-23-3-001-020.000 Applicant: Ray Weygand/ Weygand

Surveyors, Property Owners: Jackson & Katherine Parker & Ellen Smith

Request for approval of a Resurvey to move a lot line between two adjoining residential lots, resulting in the allotment of additional footage from one property to the other.

VII. Review and approval of revised Tree Ordinance

VIII. Review and approval of updates to the Planning Commission's By-Laws and Rules of Procedures.

IX. Recommendations from the Nominating Committee and election of officers for the position of a Chairman and Vice Chairman for the 2022 term.

X. 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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RZ 21-08-01

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

1. Date application filed: 7/7/2021 Requested hearing date: September 7, 2021
2. Applicant: BLACKWATER DEVELOPMENT COMPANY, LLC
Phone (s): (give several Phone Numbers) 205.969.1000 - 205.922.9627
Address: 700 MONTGOMERY HWY, STE 106, BIRMINGHAM, AL 35214
City State Zip
3. Owner: TDG COOK STREET, LLC
Phone(s): 205.503.4000
Address: 2914 LINDEN AVENUE, BIRMINGHAM, AL 35209
City State Zip
4. Attach/give a complete legal description: ON ATTACHED SURVEY
5. Property location: 3006 COOK STREET
6. Tax Map Parcel LD. Number(s): 28 00 07 3 032 003.000
7. Acreage: ± 0.34
8. Existing Zoning: C-2 Existing land use: VACANT OFFICE/RETAIL
9. Proposed Zoning: R-7 Proposed land use: RESIDENTIAL
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: John Althoff

Signature of authorization by Owner: Wm D. [Signature]

FOR CITY USE ONLY

\$ 250.00 application fee received on 7/7/21 by Receipt # 497805

Application received by: ANGIE MONTGOMERY on JULY 7, 2021

Rezoning request – 3006 Cook Street

Reason for the request:

The property currently sits vacant other than an unoccupied residential structure. The property is currently zoned C-2 with frontage on Cook Street.

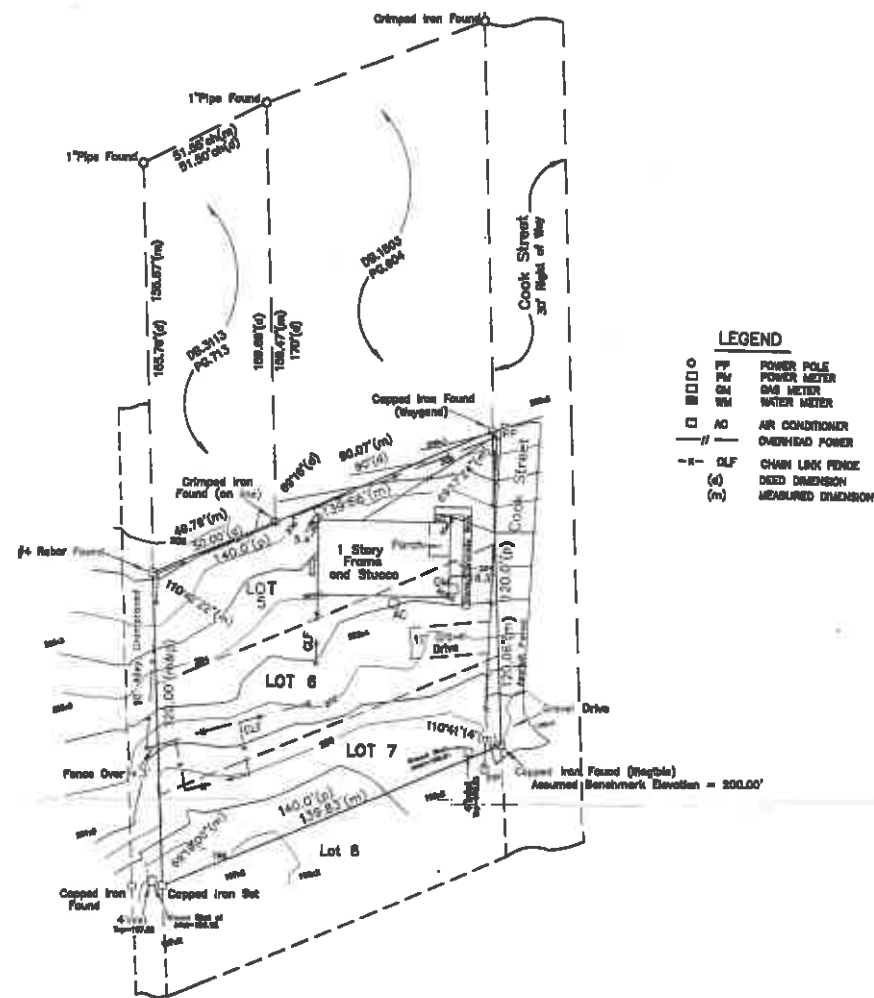
The request is to rezone the property from C-2 to R-7 in order to construct residential townhomes on the property.

The attached proposed plan shows the townhomes facing north toward Oxmoor Road in order to turn its back and side to existing dumpster and trash areas for an adjacent strip retail center and the rear of a R-5 multifamily complex, and its front door away from these undesirable views.

3006 Cook Street

PID: 28-00-07-3-032-003.000

Legal Description: Lots 5, 6, and 7 according to the plat of F. D. Cook as recorded in Map Book 3, Page 94, in the Probate Office of Jefferson County, Alabama.



NOTES:

1. Dates of Field Work June 10, 2021;
2. All evidence of utilities visible on the surface have been shown hereon; underground utilities may exist and should be verified prior to any construction;
3. All evidence of easements and/or rights of way visible on the surface have been shown; other easements, rights of way, or matters affecting the may exist;
4. Elevations and contours shown are based on an assumed benchmark elevation, shown on survey drawings; contour interval is one foot;

CERTIFICATE

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

June 17, 2021
Date

Richard Jackson, No. PLB No. 18389



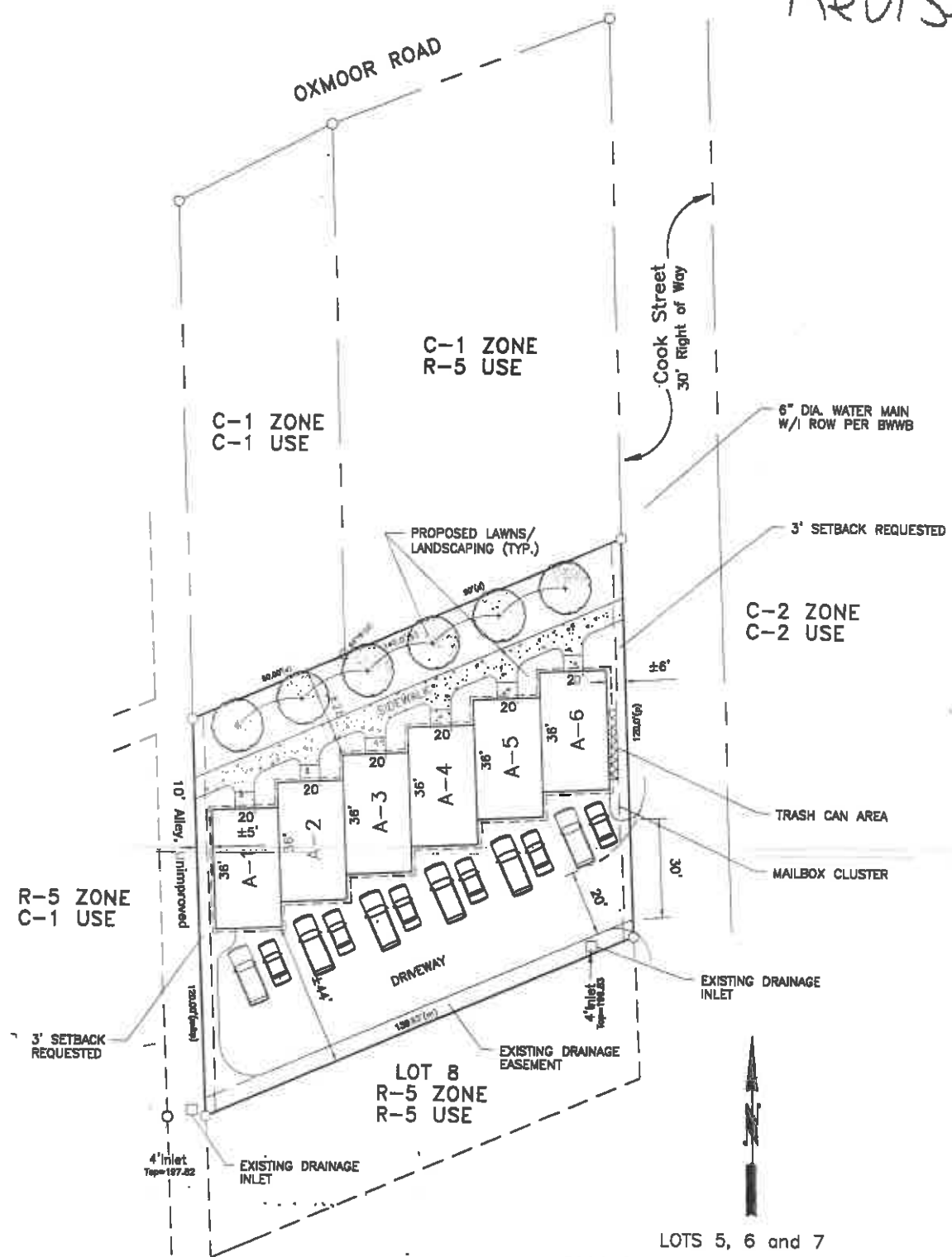
BOUNDARY, ASBUILT AND TOPOGRAPHIC SURVEY
3008 Cook Street, Homewood, Alabama
In A Portion of the Southwest Quarter of Section 7, Township 16 South, Range 2 West, Jefferson County, Alabama

Scale: 1 inch = 40 Feet June 2021

JACKSON, BUTLER & ADAMS, INC.
SURVEYING-GEODESY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35208
(205) 870-3360

Plan 9-1388/14-A Drawing 2

Revised

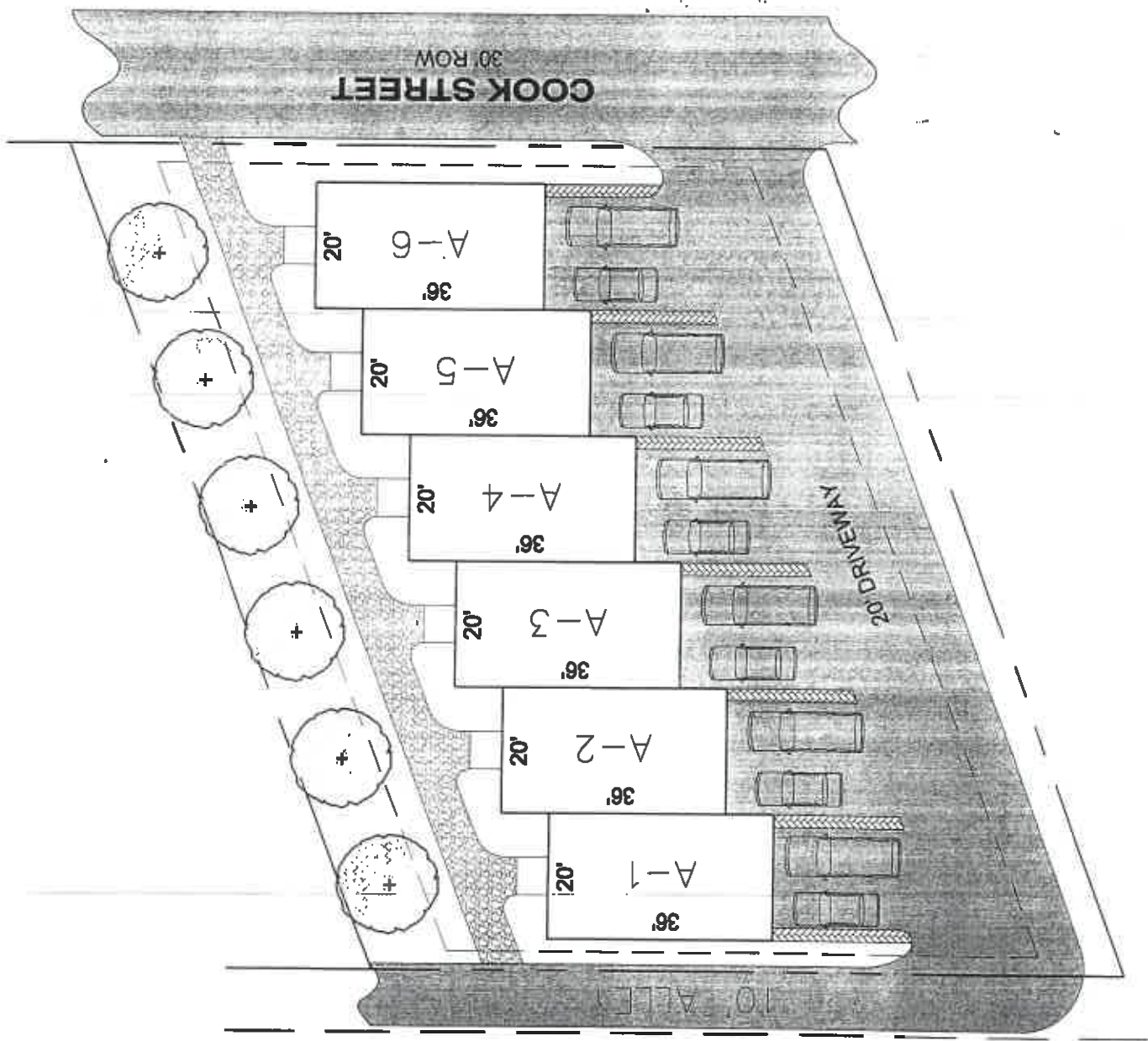


LOTS 5, 6 and 7
3006 Cook Street, Homewood, Alabama
In A Portion of the Southwest Quarter of
Section 7, Township 16 South, Range 2 West,
Jefferson County, Alabama

Scale: 1 Inch = 30 Feet

EXISTING ZONING: C-2
PROPOSED ZONING: R-7

GROSS LAND AREA = $\pm 15,702$ SF
IMPERVIOUS AREA = $\pm 10,997$ SF
IMPERVIOUS % = 70%
GREEN AREA % = 30%





CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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, October 5, 2021**. As an option, the meeting may be viewed on-line. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

Blackwater Development Company, LLC

for a proposed subdivision plat of land owned by:

TDG Cook Street, LLC

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

~~3006 Cook Street~~

Parcel: 28-00-07-3-032-003.000

The proposal consists of a REZONE

Purpose:

A request to rezone the subject property from C-2 (Neighborhood Shopping District) to a R-7 (Attached Dwelling Unit District) zoning classification to permit the construction of a 6 unit townhouse development.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. 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 September 28, 2021 which is at least seven days before the fixed hearing date, to~~
all owners of land located in whole or in part within 500 feet from the boundaries of the property subject to rezoning, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-08-01

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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 #: 841 5253 7305

Passcode: 146842

3rd Option:

Dial in by phone: 312-626-6799

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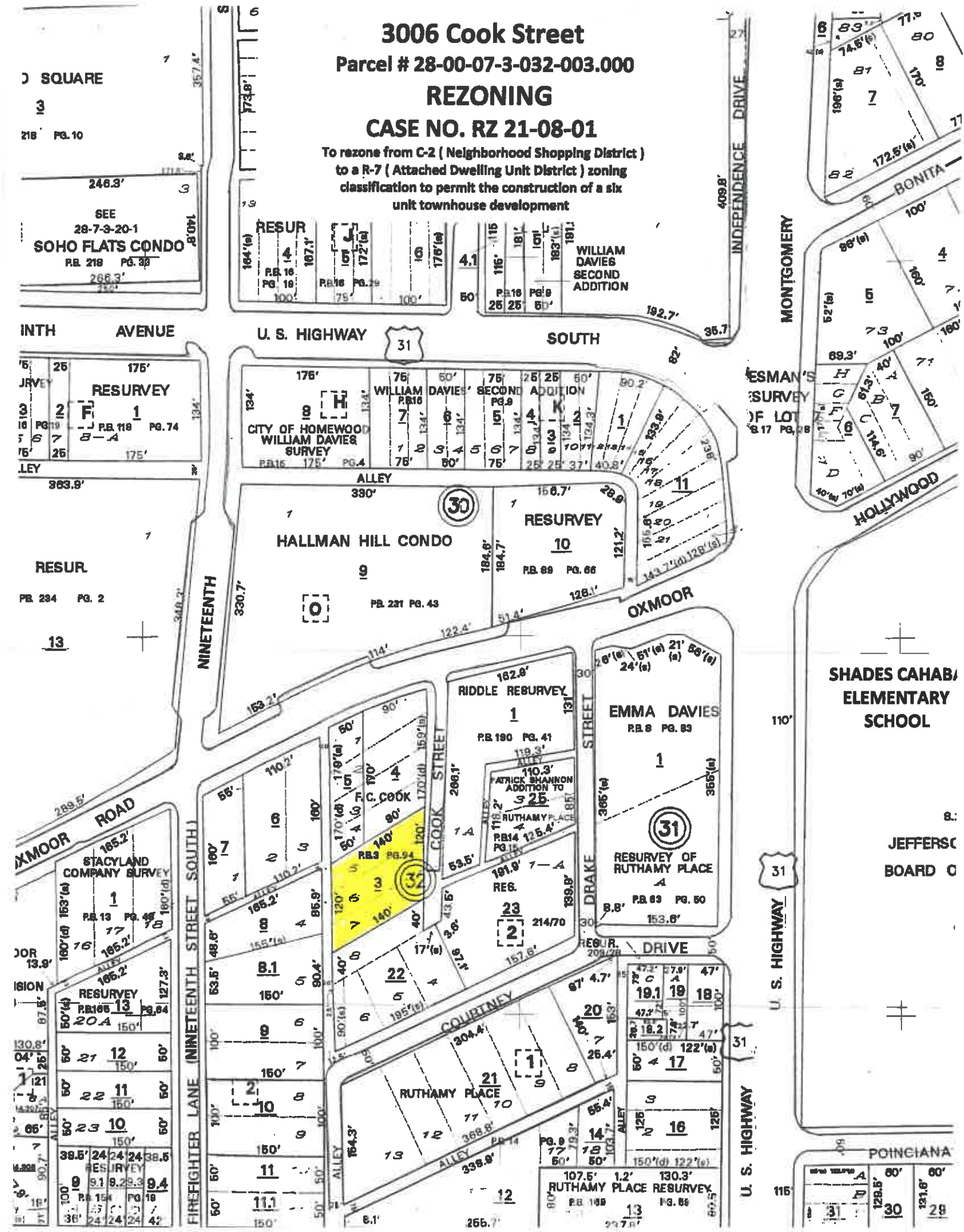
The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

3006 Cook Street
Parcel # 28-00-07-3-032-003.000

REZONING

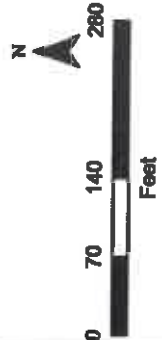
CASE NO. RZ 21-08-01

To rezone from C-2 (Neighborhood Shopping District)
to a R-7 (Attached Dwelling Unit District) zoning
classification to permit the construction of a six
unit townhouse development

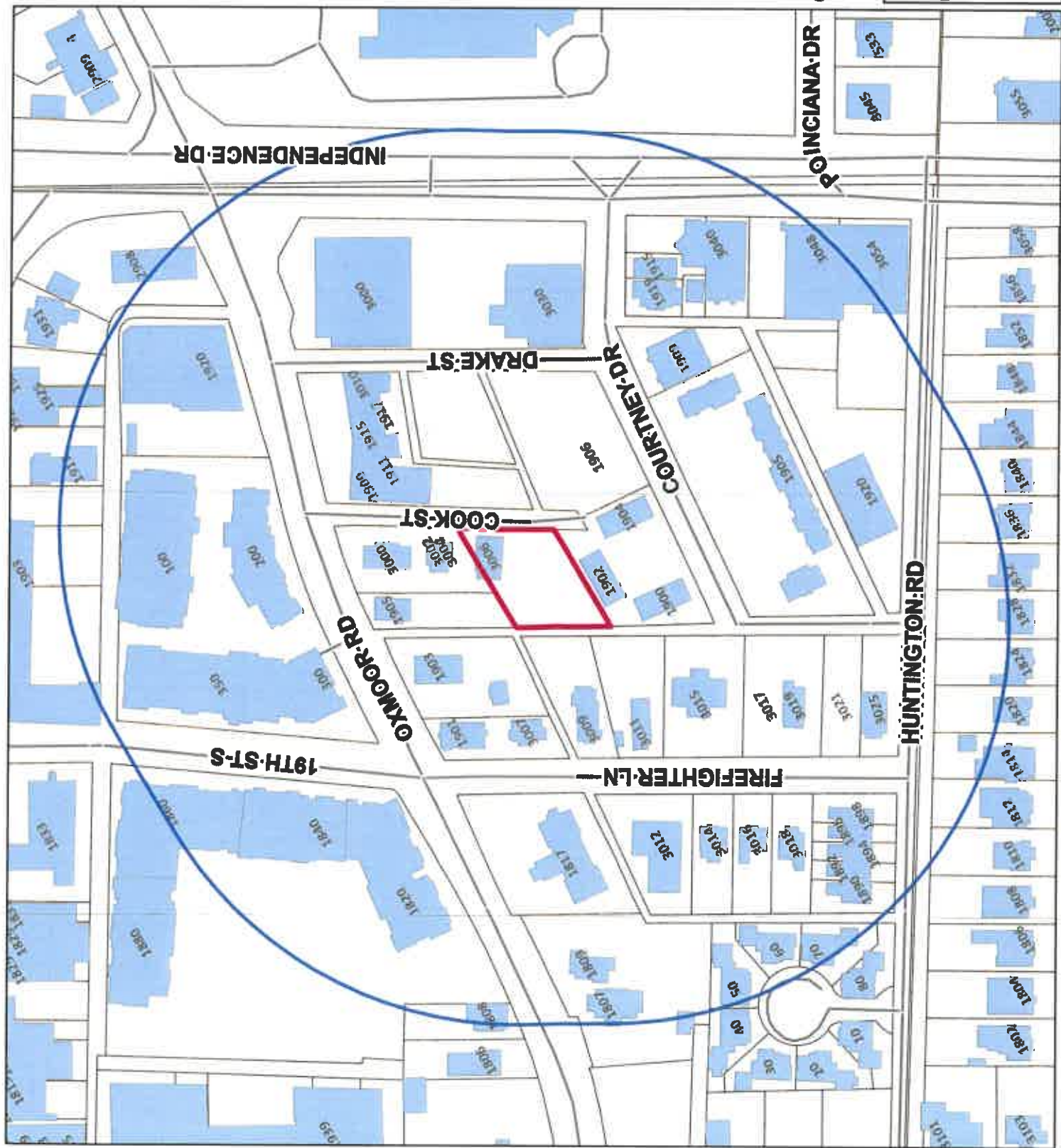


City of Homewood
PC Case Map
3006 Cook St
RZ 21-08-01
Notification Area

- Subject Property
- Building Footprint
- 500 Ft Buffer
- Parcel



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GENERAL
INFORMATION AND ORIENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.
ZONING IS SUBJECT TO CHANGE. PLEASE
CALL ZONING OFFICE TO CONFIRM ZONING.
332-6828



City of Homewood
PC Case Map
3006 Cook St
RZ 21-08-01
Current Zoning

Subject Property

Parcel

Zoning

R-5

C-1

C-2

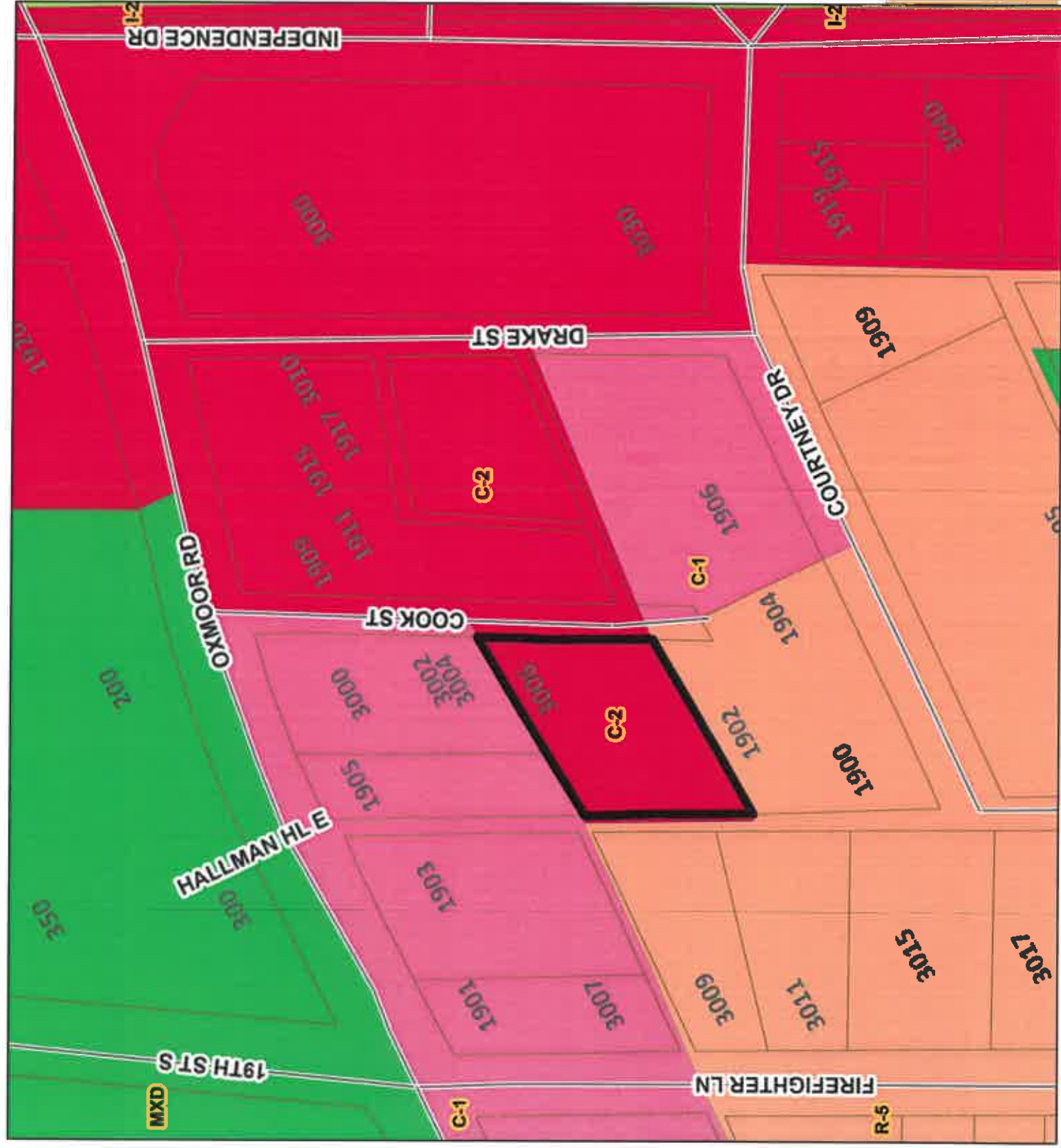
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332-6028



City of Homewood

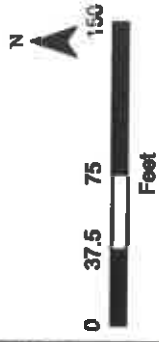
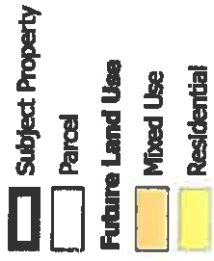
PC Case Map

3006 Cook St

RZ 21-08-01

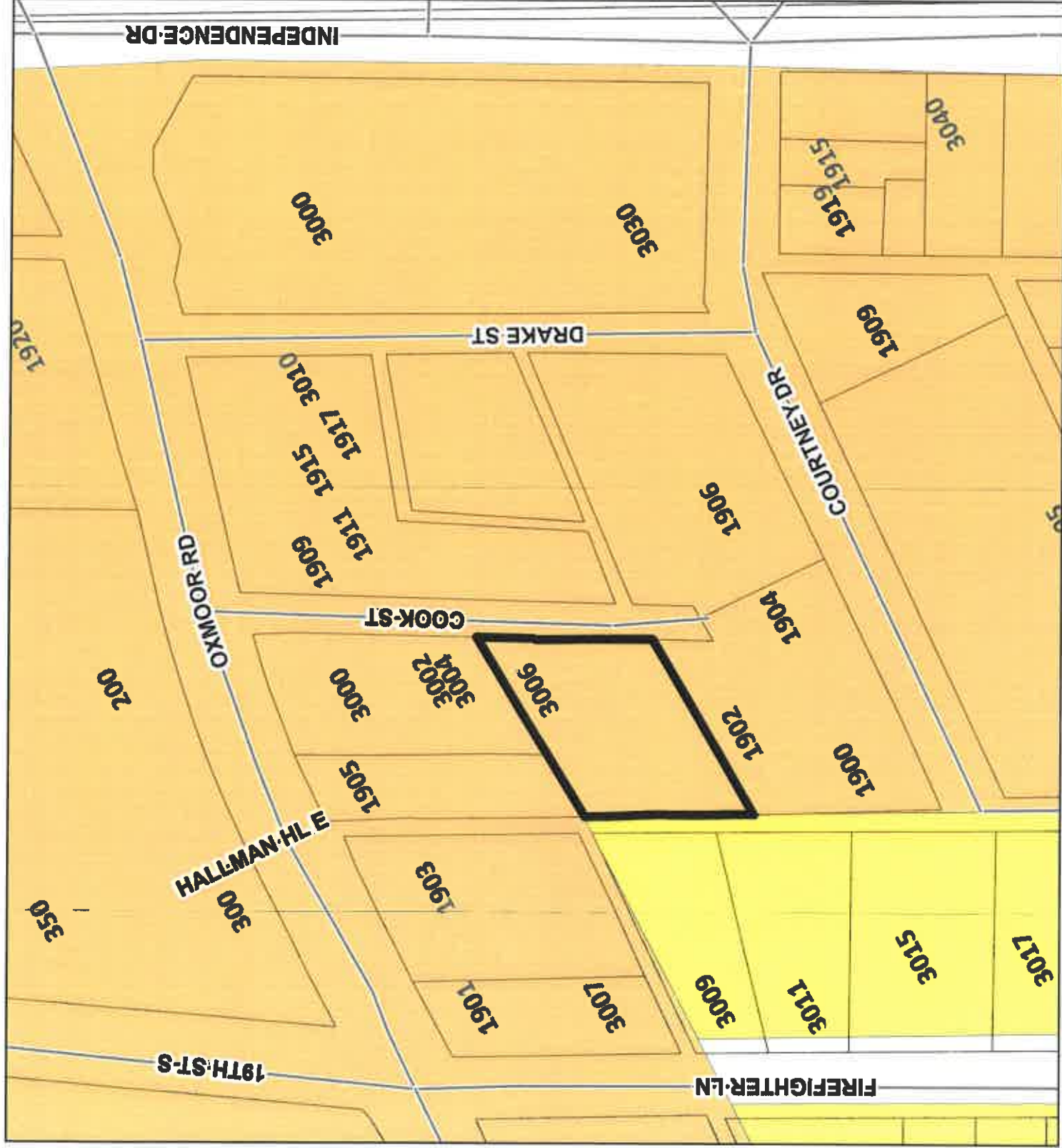
Master Plan

Land use

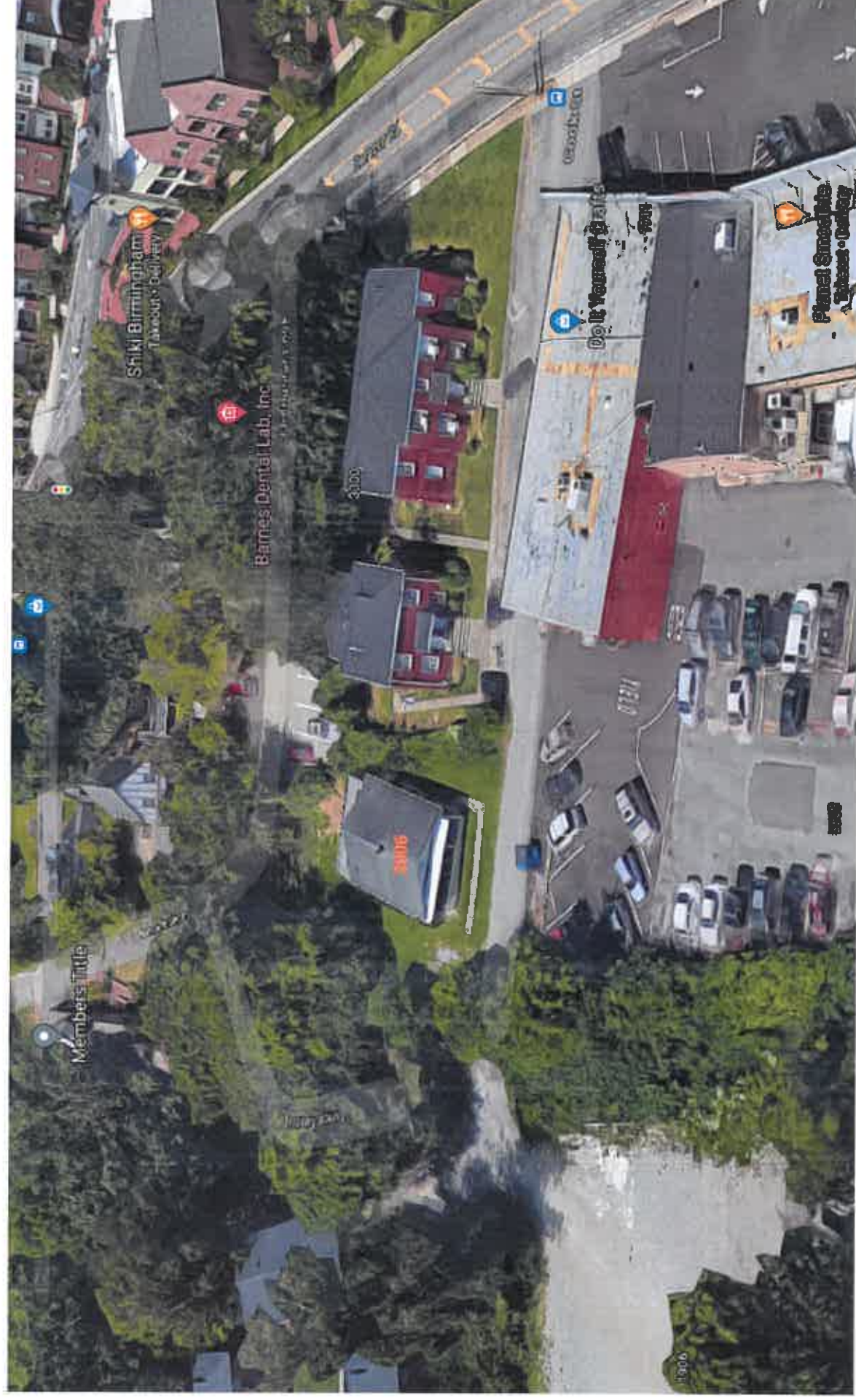


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ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828



3006 Cook St. – Bird’s Eye View Looking West



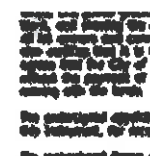
RS 21-10-01

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 126 Barber CT / 20 BARBER COURT
Date application filed: 8-10-2021 Vacant lot(s)? None
Subdivision location: 126 Barber CT
Tax map Parcel I.D. Number(s): 2900221015001000 + 2900222000007000
Acreage: 21.03 Number of proposed lots: 2
Current Zoning: M-1 (LIGHT MANUFACTURING DISTRICT) Proposed land use: Manufacturing
Activity requested by applicant: (please check as applicable)
Divide Property: ☒ Move lot line(s): _____
Combine Property: _____ Other: ~~DFA Dairy Brands Ice Cream, LLC~~
Applicant: Derek S. Meadows Owner: ~~AKA Dean Dairy Ice Cream, LLC~~
Phone: 205-942-2486 Phone: 816-801-6742
Address: 1550 Woods of Riverchase Dr. Address: 1405 N. 98th St.
Hoover AL 35244 Kansas City KS 66111
City State Zip City State Zip
Signature of Applicant: [Signature] Signature of Owner: [Signature] (ANDREW BRUMMEL)
Registered Land Surveyor: Derek S. Meadows (GONZALEZ - STRENGTH & ASSOCIATES)
Phone: 205-942-2486
Address: 1550 Woods of Riverchase Dr.
Hoover AL 35244
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on AUGUST 11, 2021
\$ 200.00 Application fee* received on 8/11/21 by receipt # 497808
Application reviewed by Subdivision Administrator on _____
NPD Calculation: Completed by: _____ N/A: _____
Application approved by Subdivision Administrator on _____
Action taken by Planning Commission (if applicable) _____
* \$200 resurvey fee, \$100 for Combining lots



by the City Council.

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SUBJECT: - [REDACTED]
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Editor:

[illegible]

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History People

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Group 1: 1998-2000

Index

E. The importance of the

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INDEX

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Chadwick's **Service** to
the **community** is **one** of
the **most** **important** **parts** of
the **company's** **mission**.

PLATE 22. *Continued*

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

By _____
Signature _____

Dr. J. H. M. van den Broek

FIN

REF



PL

DEED OF LOT 1
WOODS SITUATE

PAGE 261 IN T

doi:10.1017/S0022292412001616

BEING A RESURVEY OF LOT 1
ADDITION TO HOMEROOD SITUATE
OF THE NORTHWEST 1/4 OF SE
RECORDED IN PAGE 261 IN T



HOMewood, ALABAMA
VICINITY MAP

strong "ON-ROAD" type been not used either.

- above or stated of anywhere in for public utility, mobile phone, another source, there, and may be used for such work both within and without

to find that was appropriate as, whether, others, grading or like a building also free of surface to problems without adversely

It

strong business rate map (FSM) Atlanta (community-based) 1, 1988 September 3, 1988, a 1 property has been 100% covered in to create the 100% map.

the survey is to create 2 lots to 100% City Highway 10 100 78 4 & 8 10 the whole Atlanta County, Atlanta

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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, October 5, 2021**. 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:

Derek Meadows / Gonzalez-Strength & Associates

for a proposed subdivision plat of land owned by:

Dean Dairy Ice Cream, LLC

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

126 Barber Court & 20 Barber Court

Parcel: 29-00-22-1-015-001.000 & 22-00-22-2-000-007.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Final Plat resurveying a 21 acre parcel of land (Lot 1, Barber Dairy Resurvey) into two lots (Lot 1A & Lot 1B) to facilitate improved commercial activity.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. 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 September 28, 2021, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-10-01

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

1st Option:

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

<https://us02web.zoom.us/j/84152537305?pwd=bHhkR2F5RjRYb1I4THBkb1V5Nk05dz09>

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

2nd Option:

Join through the app if you already have the Zoom app downloaded

Meeting #: 841 5253 7305

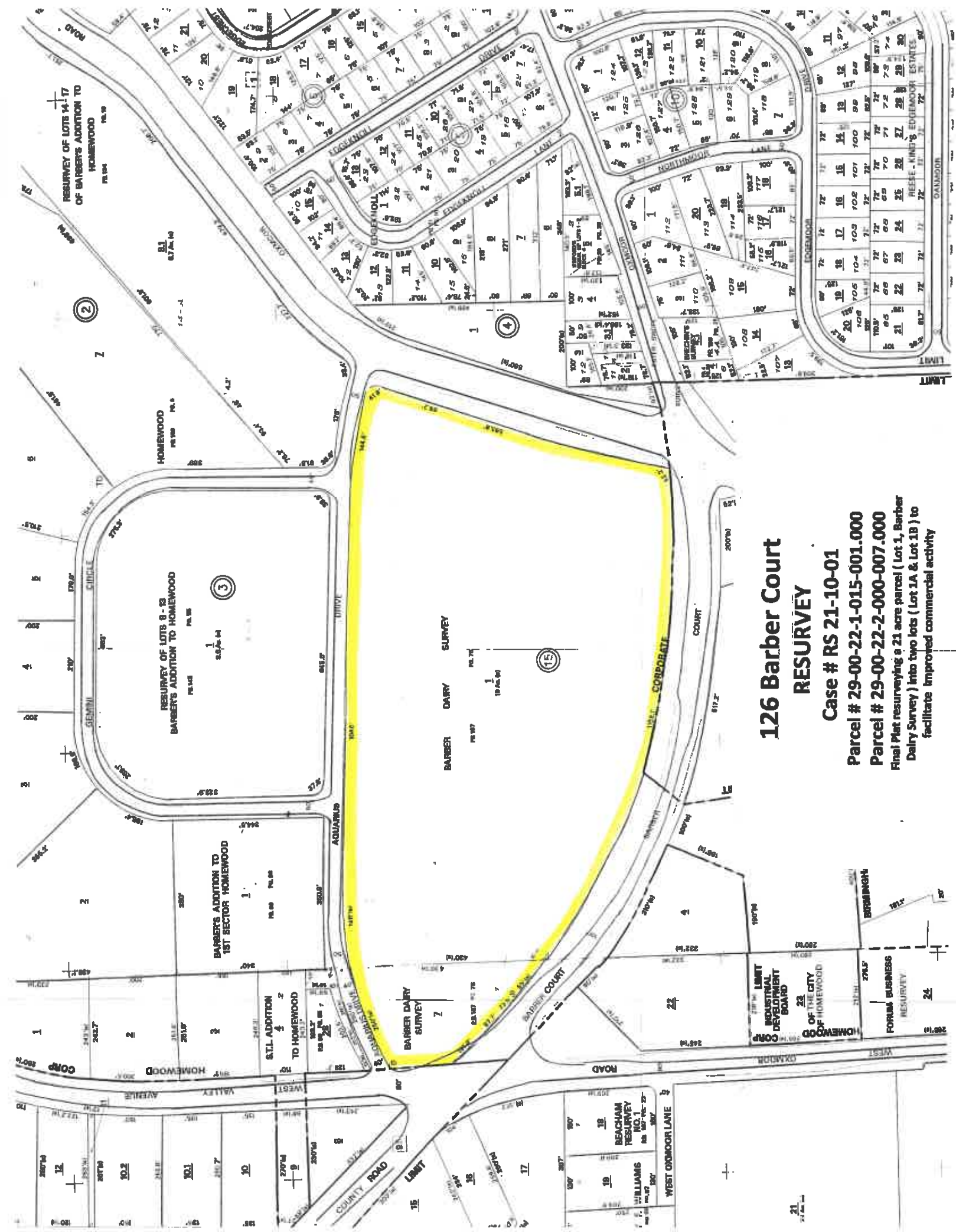
Passcode: 146842

3rd Option:

Dial in by phone: [312-626-6799](tel:312-626-6799)

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

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.



126 Barber Court RESURVEY

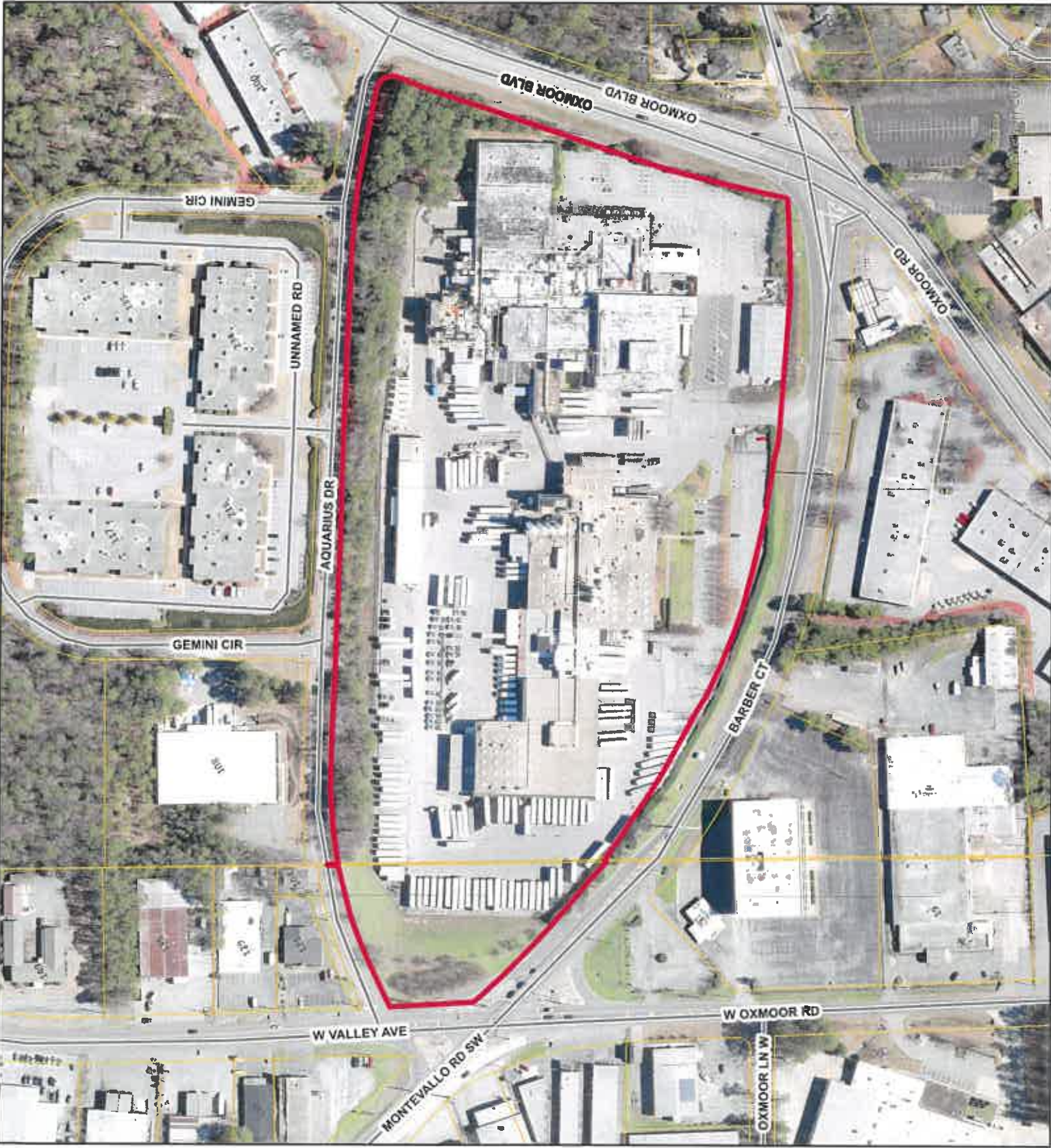
Case # RS 21-10-01
Parcel # 29-00-22-1-015-001.000
Parcel # 29-00-22-2-000-007.000
Final Plat resurveying a 21 acre parcel (Lot 1, Barber Dairy Survey) into two lots (Lot 1A & Lot 1B) to facilitate improved commercial activity

City of Homewood
PC Case Map

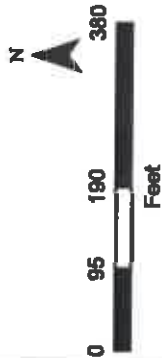
126 Barber Ct

RS 21-10-01

Aerial Photo



 Subject Property



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SEVERAL SOURCES AND
SHOULD ONLY BE USED FOR GENERAL
INFORMATION AND ORIENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.
ZONING IS SUBJECT TO CHANGE. PLEASE
CALL ZONING OFFICE TO CONFIRM ZONING.
332-6828

126 Barber Ct. – Bird's Eye View



RS 21-10-02

Form IX.

APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 1003 OAK GROVE ROAD /
1001 OAK GROVE ROAD
Date application filed: 8/10/2021 Vacant lot(s)? NO
Subdivision location: SW 1/4 Sec 23 Twp 18S R 3W
Tax map Parcel I.D. Number(s): 29-00-23-3-001-019.000 / 29-00-23-3-001-020.000
Acreage: 1.35 +/- Number of proposed lots: 2
Current Zoning: NPD (NEIGHBORHOOD PRESERVATION DISTRICT) Proposed land use: RESIDENTIAL

Activity requested by applicant: (please check as applicable)

Divide Property: ☒ Move lot line(s): ☒
Combine Property: _____ Other: _____

Applicant: Ray Weygand Owner: Katherine Parker
Phone: (205) 942-0086 Phone: 256-221-1273
Address: 169 Oxmoor Road Address: 1001 Oak Grove Rd
Homewood AL 35209 Homewood AL 35209
City State Zip City State Zip

Signature of Applicant

Signature of Owner

Registered Land Surveyor: Weygand Surveyors
Phone: (205) 942-0086
Address: 169 Oxmoor Road
Homewood, ALABAMA 35209
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on AUGUST 24, 2021
\$ 200.00 Application fee* received on 8/24/21 by receipt # 497810
Application reviewed by Subdivision Administrator on _____
NPD Calculation: Completed by: _____ N/A: _____
Application approved by Subdivision Administrator on _____
Action taken by Planning Commission (if applicable) _____

* \$200 resurvey fee \$100 for Combining lots

RS 21-10-02

Form IX.

**APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION**

1003 OAK GROVE ROAD /

Physical Address: 1001 Oak Grove Road

Date application filed: 8/10/2021 Vacant lot(s)? NO

Subdivision location: SW 1/4 Sec 23 + Twp 18S R 3W

Tax map Parcel I.D. Number(s): 29-00-23-3-001-019.000

Acreage: 1.35 +/- Number of proposed lots: 2

Current Zoning: NPD (Neighborhood preservation district) Proposed land use: Residential

Activity requested by applicant: (please check as applicable)

Divide Property: ☒ Move lot line(s): ☒

Combine Property: ☐ Other: ☐

Applicant: Ray Weygand Owner: Jackson Parker

Phone: (205) 942-0086 Phone: (256) 221-1273

Address: 169 Oxmoor Road Address: 1001 Oak Grove Road

Homewood AL 35209 Birmingham AL 35209
City State Zip City State Zip

Signature of Applicant: Ray Weygand Signature of Owner: Jackson Parker

Registered Land Surveyor: Weygand Surveyors

Phone: (205) 942-0086

Address: 169 Oxmoor Road

Homewood Alabama 35209
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on SEPT. 23, 2021

\$ Application fee* received on by receipt #

Application reviewed by Subdivision Administrator on

NPD Calculation: Completed by: N/A:

Application approved by Subdivision Administrator on

Action taken by Planning Commission (if applicable)

* \$200 resurvey fee, \$100 for Combining lots

RS 21-10-02

Form IX.

**APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION**

1003 OAK GROVE ROAD /

Physical Address: 1001 Oak Grove Road

Date application filed: 8/10/2021 Vacant lot(s)? NO

Subdivision location: SW 1/4 Sec 23 Twp 18S R 3W

Tax map Parcel ID. Number(s): 29-00-23-3-001-019.000

Acreage: 1.35 +/- Number of proposed lots: 2

Current Zoning: NPD (Neighborhood preservation district) Proposed land use: Residential

Activity requested by applicant: (please check as applicable)

Divide Property: ☒ Move lot line(s): ☒

Combine Property: ☐ Other: ☐

Applicant: Ray Weygand Owner: Ellen Smith

Phone: (205) 942-0086 Phone: (205) 706-1162

Address: 1169 Oxmoor Road Address: 1003 Oak Grove Road

Homewood AL 35209 Birmingham AL 35209
City State Zip City State Zip

Ellen M. Smith
Ellen M. Smith (Sep 23, 2021 11:24 CDT)

Signature of Applicant

Signature of Owner

Registered Land Surveyor: Weygand Surveyors

Phone: (205) 942-0086

Address: 1169 Oxmoor Road

Homewood Alabama 35209
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on SEPT. 23, 2021

\$ Application fee* received on by receipt #

Application reviewed by Subdivision Administrator on

NPD Calculation: Completed by: N/A:

Application approved by Subdivision Administrator on

Action taken by Planning Commission (if applicable)

* \$200 resurvey fee, \$100 for Combining lots

LEGEND

SQ. FT. SQUARE FEET
AC. ACRES
+/- MORE OR LESS
Δ DELTA ANGLE
C CURVATURE ANGLE
T TANGENT
R RADIUS
CH CHORD
L LENGTH
EASMT. EASEMENT
EX EXISTING
M.B. MAP BOOK
PG. PAGE
FND FOUND
ROW RIGHT-OF-WAY
O REBAR SET
MIN MINIMUM
C CENTERLINE
D.B. DEED BOOK
NOT TO SCALE
R/S SET #4 REBAR

PARKER'S ADDITION TO OAK GROVE ROAD

LOCATED IN THE SW 1/4 OF
SECTION 23, TOWNSHIP 18 SOUTH, RANGE 3 WEST
JEFFERSON COUNTY, ALABAMA

BEING A SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER:
2020-0088, & DEED BOOK 1918 PAGE 842 IN THE OFFICE OF THE
JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA.

SCALE: 1"=30'



DATE: OCTOBER 2021

Ray Weygand, Reg. L.S. 62473
169 Osceola Road, Homewood, AL 35889
Phone: (205) 942-0888 Fax: (205) 942-0067

State of Alabama
Jefferson County

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Jackson and Katherine Parker & Ellen Smith, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as PARKER'S ADDITION TO OAK GROVE ROAD, showing the subdivision into which it is proposed to divide said land, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, relation of the lands to the government survey of Section 23, Township 18 South, Range 3 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Ray Weygand, state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify that they are the owners of said land.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Jackson and Katherine Parker & Ellen Smith, as Owners, have caused these presents to be executed on their behalf, this ____ day of _____, 2021.

By: _____
Ray Weygand
Reg. L.S. 62473
Jackson Parker - Owner
Katherine Parker - Owner
Ellen Smith - Owner

State of Alabama
Jefferson County

I, _____, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2021.

By: _____
Notary Public - Commission Exp.:

State of Alabama
Jefferson County

I, _____, as Notary Public in and for said County and State, do hereby certify that Jackson Parker, Owner, whose name is signed to the foregoing certificate as, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2021.

By: _____
Notary Public - Commission Expires:

State of Alabama
Jefferson County

I, _____, as Notary Public in and for said County and State, do hereby certify that Katherine Parker, Owner, whose name is signed to the foregoing certificate as, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2021.

By: _____
Notary Public - Commission Expires:

State of Alabama
Jefferson County

I, _____, as Notary Public in and for said County and State, do hereby certify that Ellen Smith, Owner, whose name is signed to the foregoing certificate as, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, she executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2021.

By: _____
Notary Public - Commission Expires:

Final plat approved by resolution of the Homewood Planning Commission on _____, 2021.

APPROVED FOR RECORDING

Chairman

Secretary

Zoning Administrator

Certified that this plat is an accurate survey of the subdivision and that all monuments have been erected as represented.

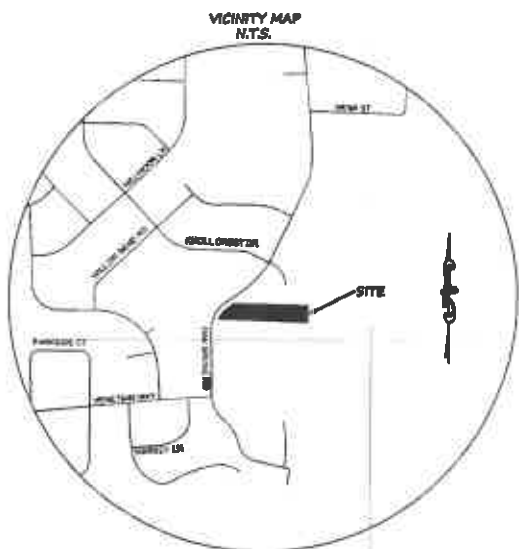
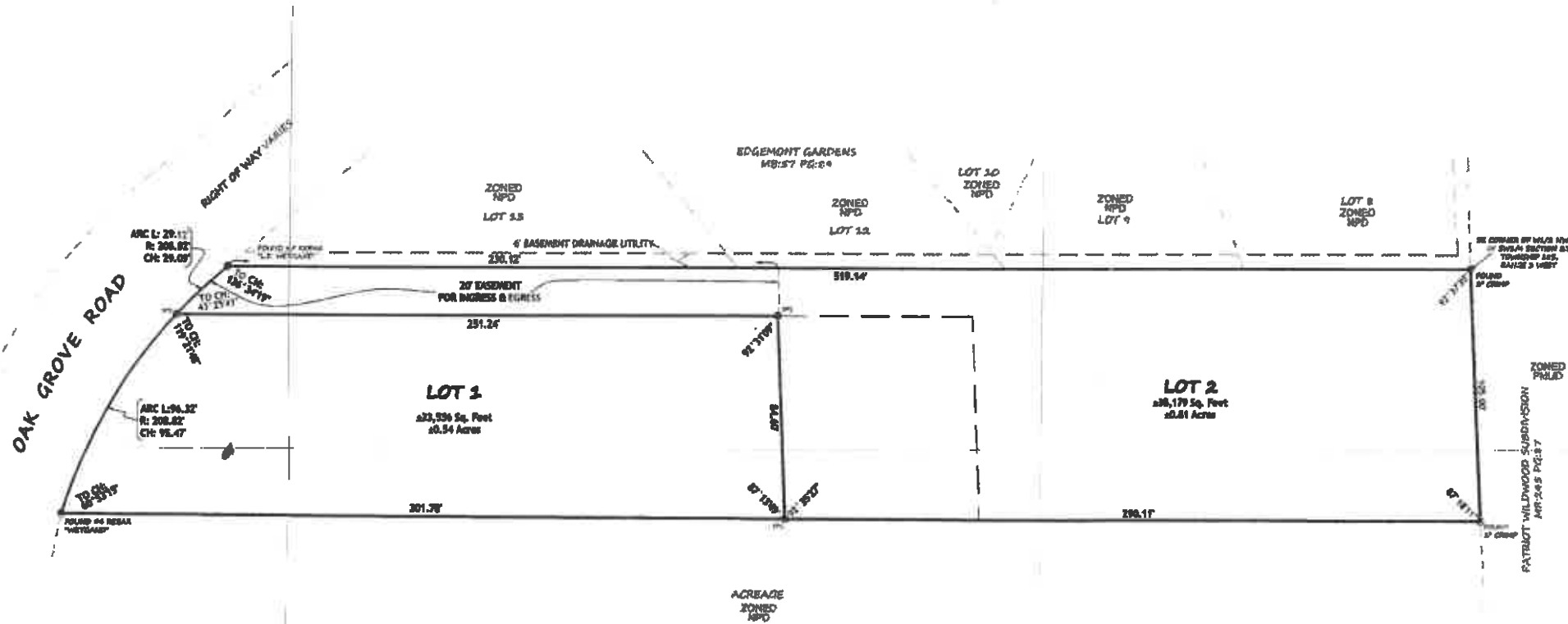
Date: _____
Ray Weygand, Reg. L.S. 62473

NOTE:
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

Director of Environmental Services _____ Date _____

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

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01073C0554H, DATED SEPTEMBER 3, 2010.

WEYGAND
SURVEYORS

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, October 5, 2021**. 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:

Ray Weygand / Weygand Surveyors

for a proposed subdivision plat of land owned by:

Jackson & Katherine Parker & Ellen Smith

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

1001 & 1003 Oak Grove Road

Parcel: 29-00-23-3-001-019.000 & 29-00-23-3-001-020.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey to move a lot line between two adjoining residential lots, resulting in the allotment of additional footage from one property to the other.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. 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 September 28, 2021, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-10-02

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

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:

1st Option:

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<https://us02web.zoom.us/j/84152537305?pwd=bHhkR2F5RjRYb1I4THBkb1V5Nk05dz09>

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

2nd Option:

Join through the app if you already have the Zoom app downloaded

Meeting #: 841 5253 7305

Passcode: 146842

3rd Option:

Dial in by phone: 312-626-6799

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1001 & 1003 Oak Grove Road

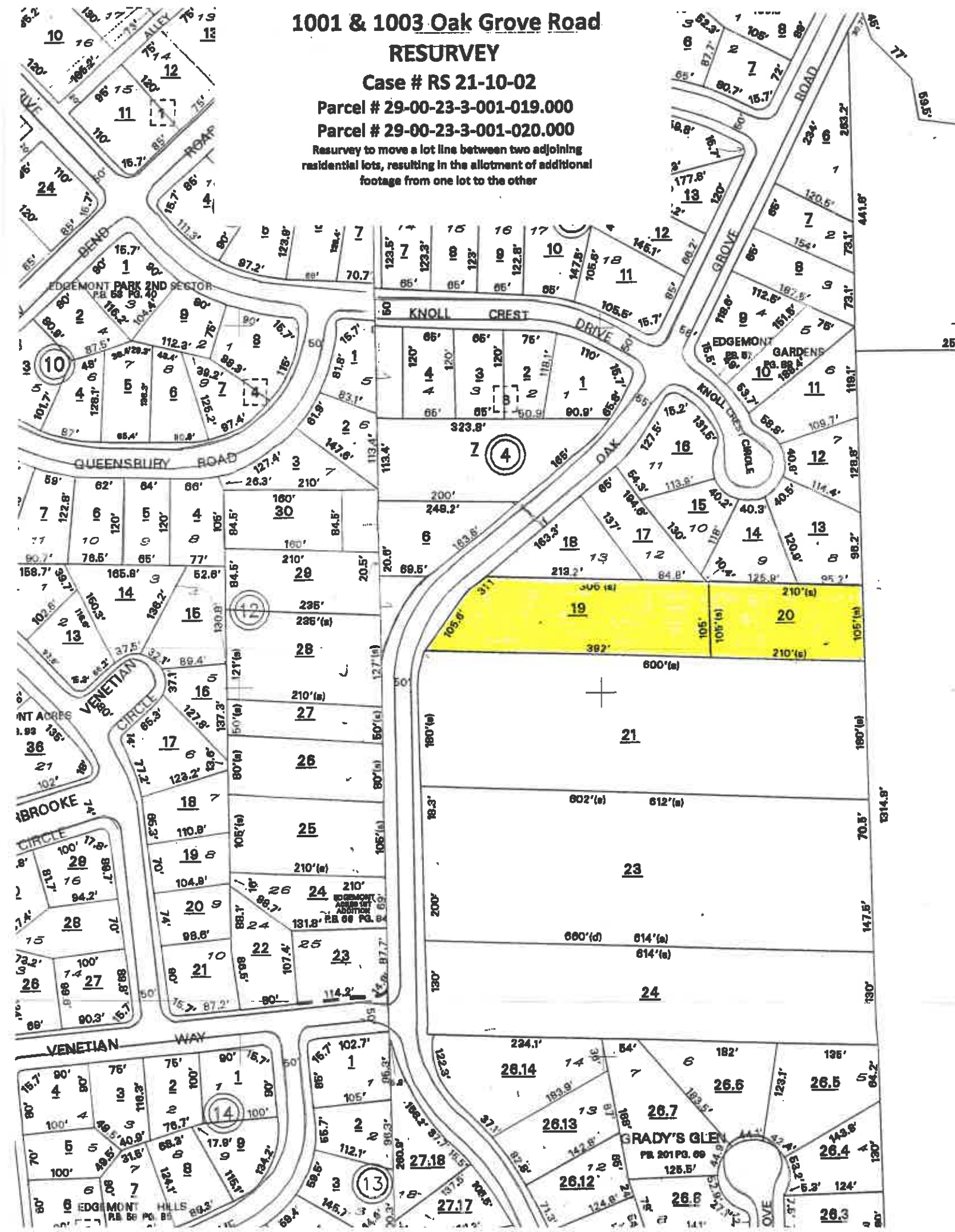
RESURVEY

Case # RS 21-10-02

Parcel # 29-00-23-3-001-019.000

Parcel # 29-00-23-3-001-020.000

Resurvey to move a lot line between two adjoining residential lots, resulting in the allotment of additional footage from one lot to the other



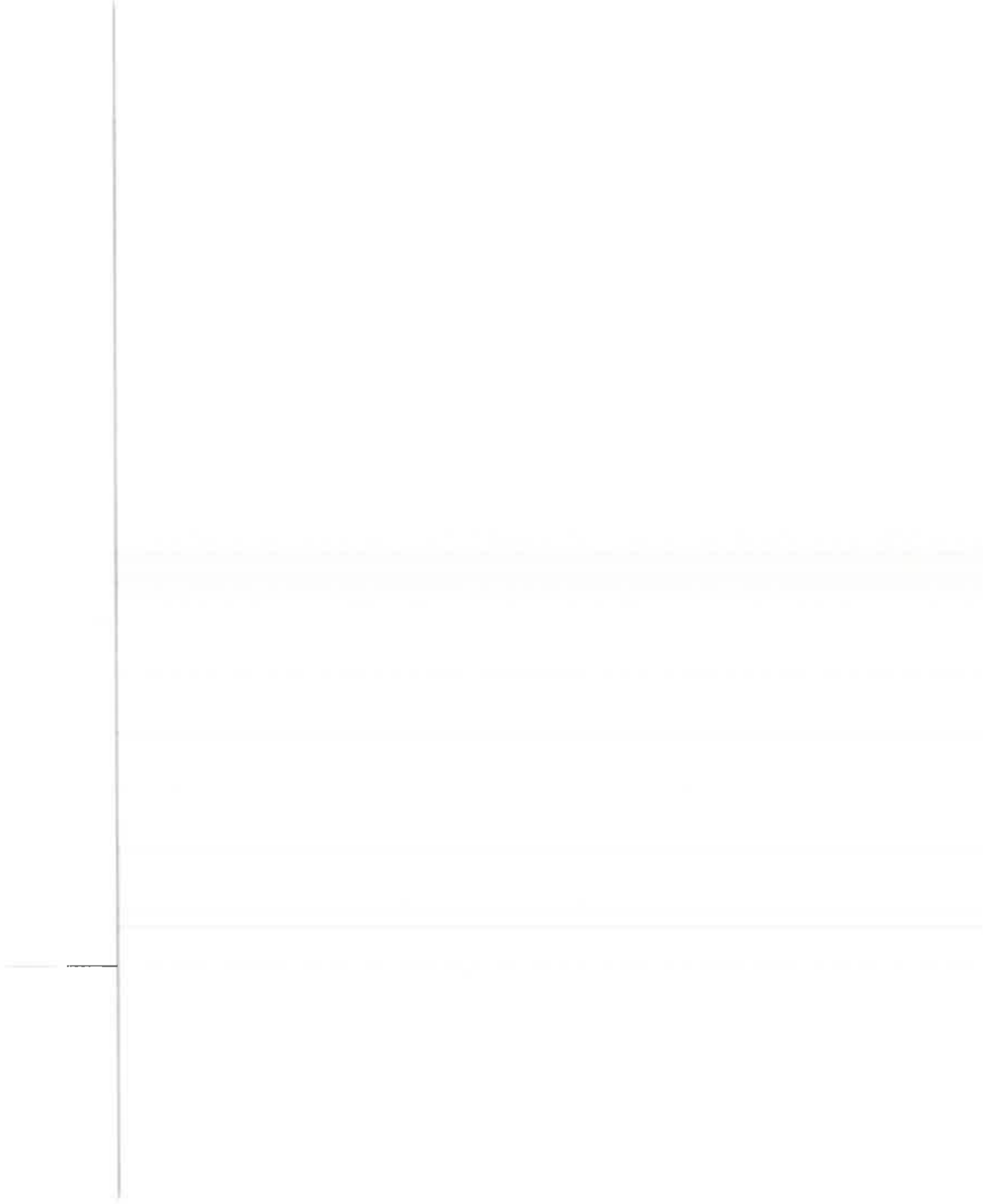
Aerial Photo



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332-6828

Street View—Joint Access to Subject Lots



REVISED TREE ORDINANCE

ORDINANCE NO.

AN ORDINANCE TO AMEND ARTICLE II ENTITLED "DEFINITIONS" OF THE CODE OF ORDINANCES AND ADD ARTICLE X ENTITLED "TREE PROTECTION AND LANDSCAPE" TO THE CODE OF ORDINANCES OF THE CITY OF HOMEWOOD.

BE IT ORDAINED by the City Council of the City of Homewood at a regular meeting, duly assembled, a quorum being present, as follows:

Section 1. That Article II entitled "Definitions" of the Code of Ordinances of the City of Homewood previously adopted by the City Council of the City of Homewood is amended to ADD the following definitions:

- a. *Caliper*: The diameter of a tree, measured at a point 4.5-feet above the ground line.
- b. *Canopy Tree*: An evergreen or deciduous tree whose mature height can be expected to exceed 35 feet, and which has an expected crown spread exceeding 30 feet.
- c. *Critical Root Zone*: The minimum volume of roots necessary, for maintenance of tree health and stability, and being the area uniformly measured by a circle with a radius equal to 1 foot per inch of DBH tree trunk of the preserved tree measured at 4 ½-feet above the ground (measured to the nearest inch), with the trunk of the tree at the center of the circle. The minimum radius shall not be less than 7 feet.
- d. *Crown*: The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.
- e. *D.B.H.*: Acronym for diameter at breast height.
- f. *Deciduous Plants*: Those that shed all their leaves during their dormant season and produce all new leaves the following growing season.
- g. *Native Tree*: Trees that are indigenous to central Alabama as identified in *Appendix A to Article X*.
- ~~h. *Dripline*: An imaginary line defined by the branch spread.~~
- i. *Evergreen Plants*: Those that retain their green leaves during their dormant season.

- j. *Ground Cover*: Plants, mulch, gravel, and other landscape elements used to prevent soil erosion, compaction, etc.
- k. *Hazardous Tree*: A structurally unsound tree that could strike a target when it fails. A tree is potentially hazardous when:
1. it has a readily observable structural defect that predisposes the entire tree or a significant part of the tree, to structural failure;
 2. the structural defect cannot be remedied by an accepted arboricultural practice;
 3. a target exists beneath or adjacent to the tree that could be injured or damaged, including, but not limited to: pedestrians, vehicles, streets, sidewalks, buildings, utility lines and other man-made structures.
- l. *Invasive Plant*: A species that is non-native (or alien) to the ecosystem under consideration, and whose introduction causes, or is likely to cause, economic or environmental harm or harm to human health. See *USDA Executive Order 13112* (Section 1. Definitions)
- m. *Landscape Plan*: A plan, drawn to scale, showing proposed landscaping, which may include, but is not limited to grading, irrigation, stormwater management, vegetation removal and planting with species type, size and spacing. A Landscape plan is required as part of a Land Disturbance Permit, Building Permit application, or Development/Site plan. A schedule of all land disturbance or landscaping activities must be included with the landscape plan.
- n. *Land Disturbance Activity*: Any activity that may result in soil erosion from wind or water, such as excavation, land clearing, grubbing, placement of fill, grading, blasting, reclamation, vegetation removal, construction and preconstruction activities. Land disturbance activity may also include areas in which construction materials are stored in association with a land disturbance or handled above ground including but not limited to, construction site vehicle parking, equipment or supply storage areas, material stockpiles, temporary office areas and access roads.
- o. *Land Disturbance Permit*: A permit required for land disturbance activities.
- p. *Minimum Tree Density (MTD)*: Minimum number of trees that must be present on a given site.
- q. *Native Plant*: Any plant that occurs naturally or originates in a geographic area.

- r. *Qualifying Tree*: A tree 6 inches DBH or larger, except for invasive species listed in *Appendix B, Invasive Plants*.
- s. *Public Tree*: A tree located on City property, including City rights-of-way, or any tree owned by the City.
- t. *Replacement Tree*: A tree that replaces a qualifying tree that has been removed for any approved reason. A replacement tree assumes the "qualifying tree" status of the qualifying tree removed.
- u. *Street Yard*: The area of a lot between the primary street right-of-way and the building setback line. For corner lots which front two streets, the frontage with the least dimension shall be considered the primary street right-of-way.
- v. *Tree Permit*: A permit that must be applied for as required by Article X.
- w. *Tree Disturbing Activity*: Any activity that results in one or more of the following:
 - 1. The movement of earth, compaction of earth, chemical or physical alteration of earth or a change in the existing soil cover (both vegetative and non-vegetative) or the existing soil topography in the critical root zone of a tree or within any tree conservation area, including but not limited to: chemical application, clearing, grading, filling, excavation, stabilization of structures and road or walkway construction.
 - 2. Chemical or physical alteration of a tree in any way that diminishes its health and vigor, including but not limited to removal, cutting, root pruning, branch pruning, topping, bark scraping and application of chemical or biological agents.
 - 3. The placement within the critical root zone or within any tree conservation area of any permanent or temporary encroachment, including, but not limited to, application of impervious surface, storage or equipment, materials, earth parking or circulation of vehicles or equipment.
- x. *Tree Inventory*: A comprehensive list of individual trees with accompanying descriptive information.
- y. *Tree Protection Zone*: A space above and below ground within which trees are to be retained and protected. For the purposes of this Article, the Tree Protection Zone will be, at minimum, the extent of the critical root zone, but may need to be larger as determined by the City Arborist. Physical intrusion is prohibited in this area in order to prevent

damage to the tree and critical root zone.

- z. *Tree Protection Zone Barrier*: Devices such as fencing, berms, or signage installed to limit access to tree protection zones. For the purposes of this Article, a tree protection zone barrier shall be a polygon of 2-inch x 4-inch wide stakes spaced a maximum of 8-feet from each other at the perimeter of the Tree Protection Zone and which extends out of the ground at least 36-inches, with the top 4-inches marked by fluorescent orange paint or tape.
- aa. *Tree Replacement Assessment*: The total amount of monetary compensation owed to the City of Homewood, which may be required for the replacement of trees cut, destroyed, or removed from public property or rights-of-way without prior approval. The amount assessed will be calculated by the City Arborist using the latest edition of the *Guide for Plant Appraisal*.
- bb. *Understory Tree*: An evergreen or deciduous tree whose mature height and canopy width can be expected to range between 15 feet and 35 feet.
- cc. *Vehicular Use Area (VA)*: An area designated for the parking and movement of vehicles.
- dd. *Yard, required*: The area measured from the property line to the building setback line, unoccupied and unobstructed from the ground upward, except by trees, plants, shrubberies.
- ee. *Yard, remaining*: The area of a lot measured within the confines of the building setbacks, which may be occupied by a main building and accessory structures.

Section 2. That Article X entitled "Tree Protection and Landscape" be added to the Code of Ordinances of the City of Homewood previously adopted by the City Council of the City of Homewood.

ARTICLE X. TREE PROTECTION AND LANDSCAPE

Sec. A. Intent.

This Article X is intended to promote public health, safety, and civic beauty; to provide for green spaces; to assist in preserving a sustainable urban forest; to protect and enhance private and public property values, and to provide for the general welfare and aesthetics of Homewood and all its citizens, in accordance with the guidance and regulations published by the American National Standards Institute (ANSI).

Sec. B. Applicability.

The terms and provisions of this Article shall apply to:

- 1) All real property in Homewood, except as otherwise provided hereinafter:
- 2) Any development which requires the issuance of a land disturbance permit, development permit, or building permit, except as otherwise provided hereinafter.
- 3) Development on any city-owned property, including property owned by city agencies, boards, and authorities, except as otherwise provided hereinafter.

Sec. C. Administration.

- 1) This article shall be administered by the Director of Engineering and Zoning, or their appointed representative. The Director may, when necessary and feasible, consult with other departments, private firm or persons with noted experience in qualifying disciplines, who, when so acting, shall be considered representatives of the City.
- 2) City Arborist or City approved official
 - a) The City Arborist shall be charged with the responsibility and authority to review and oversee all tree related activities within the City limits which may involve tree ~~planting, maintenance and removal~~. The City Arborist ~~shall have absolutely no~~ authority to vary any City-approved plans, issued permits, or executed agreements.
 - b) The role of the City Arborist or City approved official, shall include, but not necessarily be limited to:
 - (1) Receive and review applications for tree removal, land clearing/disturbing activity and other permits under this Article.
 - (2) Confirm that all information provided by an applicant is correct and accurate.
 - (3) Inspect all trees and tree protection zones.
 - (4) Validate permit applications including the following components:
 - a. ~~Tree Inventory including number, species and status of trees on site,~~ including the locations of trees requested for removal or for preservation.

b. Results of MTD Calculation showing the location, species and size of all trees counting towards MTD and required number of replacement trees, if applicable.

- (5) Where applicable, calculate a value assessment of public trees
- (6) Where appropriate, offer alternative arboriculture practices that may satisfy the applicant's needs (as discussed with the applicant) instead of tree removal (only applicable if trees requested for removal are qualifying, nonhazardous trees).
- (7) Issue cease and desist work orders upon persons or entities in violation of this Article for a maximum of two working days. Upon review of the violation, the Director of the DEZ may extend the cease and desist work order until the violation is brought into compliance and all fines are paid, if applicable.
- (8) Issue code enforcement citations for any violation of this Article.
- (9) Augment the City's forest by overseeing tree planting on public property.
- (10) Liaise with the Homewood Environmental Commission to implement and maintain an active tree planting program in the city.
- (11) Handle other related job duties as assigned by the Director of DEZ.
- (12) Educate City personnel responsible for tree removal, planting, pruning and landscape maintenance.
- (13) Assist in implementing any development agreement, plan, or permit approved by the DEZ relating to landscaping and trees.

Sec. D. Permitting for Tree Removal & Preservation.

1) Tree Permit is required for:

- a) Removal of a qualifying tree.
- b) Tree preservation during construction or land disturbance activities; and
- c) Increases to impervious area of any lot by 20%.

2) Tree Permit Conditions

- a) Persons obtaining a permit for tree or landscape preservation or removal must be duly licensed with the City of Homewood to conduct tree service and removal, or shall provide proof of subcontracting with a company duly licensed with the City of Homewood to conduct tree service or removal.
- b) Persons obtaining a permit which involves tree or landscape preservation, planting, pruning or removal must follow applicable ANSI standards.
- c) Applications for tree removal or tree preservation shall require a tree inventory which shall capture MTD for the site, before and after proposed activity, the locations, D.B.H, species (botanical name), and intended treatment (removal or preservation) of all qualifying trees.
- d) All permits issued by the DEZ under this section shall be required to be consistent, and not in conflict with any City-approved plans, permits, or development agreements.

3) Tree Permit Application and Fees

- a) An application for a Tree Permit shall be filed on official forms provided by the DEZ.
- b) When an applicant states, as reason for tree removal, that a tree is diseased or dying, the City's arborist must provide a report certifying that the tree is, in fact, diseased or dying, as a condition for permit approval. A fee will be charged for the professional services of the City's arborist. Contractors which employ certified arborists may provide a report certifying that a tree is, in fact, diseased or dying. Said report must include the certifying arborist's certification number, professional stamp or other proof of certification.
- c) The applicant shall be required to pay a nonrefundable permit fee as established by the DEZ for purposes of processing the application, enforcing requirements of this section, and inspecting the real property subject to the application.
- d) If the applicant is not the property owner, then the applicant shall attach the written permission of the property owner to the application. All completed applications shall be returned to the DEZ with permit fees, and required

inclusions (i.e., tree inventory).

- e) **Display of Permit:** Any permit issued pursuant to this Article shall be displayed on the site of the subject area covered by the permit in such a manner as to be clearly visible and available for inspection by residents and City personnel.
- f) Applications for permits shall be made prior to tree removal or land disturbance activity; except in the following cases, applications shall be filed when indicated:
 - 1) All new subdivisions shall be required to submit an application for a Tree Permit at the time of initial submittal of the subdivision plan to the City so that due consideration may be given to protection of trees during the subdivision design process.
 - 2) Any commercial, multi-family or other use requiring site plan approval under the City land development regulations shall be required to submit an application for a Tree Permit at the time of site plan submittal so that due consideration may be given to the protection of trees during the site plan design process.
 - 3) All permit applications for a new single-family or multi-family dwelling units shall include an application for a Tree Permit; a tree inventory must be shown on the site/development plan or as required by the DEZ, as a condition of the issuance of any permit.
- g. **Tree Permit Violations.** Persons that fail to acquire a permit for tree removal will be subject to a five hundred dollar (\$500) penalty per qualifying tree removed. The fees required by this Article and all fines relating to violations of this ordinance shall be paid into a Tree Preservation Fund which shall be used solely by the City to replant trees in the City.
- h. **Tree Permit Evaluation Process.** When a lot or parcel is being developed reasonable effort shall be made to protect trees existing on the lot or parcel, except for those trees shown on a city-approved plot, site or development plan as being within the footprint area of the proposed development or building.
- ~~i. **Tree Removal only.** Permit applications that include tree removal will require the following:~~

- a. A complete tree inventory of the site identifying the number of trees, species, diameter at breast height, and identifying the qualifying trees requested for removal. Qualifying trees must also be identified as hazardous or non-hazardous according to the definition herein.
- b. MTD must be calculated to determine if tree replacement is required. If tree replacement would be required, the following permit conditions apply:
 - 1. the owner of the property must sign the permit stating they have been made aware of the requirements for tree replacement and agree to abide by those requirements.
 - 2. the City Arborist may assess the potential for alternative arboriculture practices, such as pruning, to satisfy the applicants request in place of removal (if applicant is willing).
- c. the City Arborist may recommend appropriate replacement trees from *Appendix A to Article X: Native Tree List*
- j. Tree Removal with development, or other land disturbance activity:
 - a. The DEZ will ensure all other required permits and plans have been approved in accordance with the associated land disturbance activity (i.e., any other building and development requirements of the City) before proceeding to assess the application for tree removal.
 - b. The DEZ will assess compliance with any other landscape requirements of this Article that may be or may need to be included as part of the Tree Permit application before proceeding to assess the tree removal component of the application.
 - c. Applications found not to be in full compliance with the landscape requirements of this Article will need to be resubmitted with the appropriate landscape requirements included.
 - d. If compliance is satisfied, the DEZ will proceed with the application process as follows:
 - i. ~~For applications that include removal of only qualifying trees~~ that are located within a building area as shown on City-

approved plans and validated by site visit, a permit will be issued with or without replacement requirements.

- ii. For applications that include removal of any qualifying tree(s) located outside of the building area as shown on city-approved plans, a site visit by the City Arborist is required to assess the status of the tree(s) as qualifying, non-hazardous or hazardous; and to calculate MTD and determine if MTD would be met or not met after tree removal and, therefore, if tree replacement would be required;
- e. If MTD would be met after tree removal, a permit will be issued at this point.
- f. If MTD would not be met after tree removal:
 - i. the City Arborist will determine if any qualifying trees, requested for removal, are suitable for conservation in accordance with applicable ANSI standards.;
 - ii. if qualifying trees are suitable for conservation, the DEZ will request the applicant to amend the permit to include preservation of the qualifying trees.
- g. If qualifying trees are not suitable for conservation, tree replacement will be required in compliance with Sec. H of this Article.

4) Public Tree Removal

No public tree(s) shall be removed from City property or City rights-of-way without consent of the City Council, unless deemed a hazard. Requests should be made to the DEZ, after which they will be placed on the next available council/committee agenda. Hazard trees on public property or rights-of-way that pose an apparent, immediate threat must be brought to the attention of the DEZ without delay.

5) Tree Preservation: When a tree inventory, site survey or landscape plan is submitted which includes tree preservation the following requirements apply:

- a) A site visit by the City Arborist will be required to assess that the trees are

suitable for conservation or for preservation before, during and after land disturbance and development activities.

b) For non-residential zoning districts:

1. Trees approved for preservation become Qualifying Trees under this Article, regardless of size.
 2. Trees and landscaping must be continually cared for with adequate watering, mulch and protection from herbicides
 3. One year after land disturbance and/ or land development activities have concluded, the DEZ shall inspect the site for compliance with all city approved tree and landscaping plans and ordinances.
 4. If a tree does not survive or if it declines to the point of becoming a hazard it must be removed and replaced by the permitted applicant following Sec. [fill in section #] Tree Planting & Replacement Requirements.
- 6) Impervious Area is increased by 20%. The following describes the process for evaluating permit applications that are triggered by an increase in impervious area of 20% or more.
- a) ~~Compliance with MTD will be required, which may include required tree plantings elsewhere on the site to achieve MID as described in Sec. H of this Article.~~
 - b) DEZ will confirm this increase is not in conflict with other City codes or regulations before proceeding with a Tree Permit.

Sec. E. Permitting for Landscaping.

- 1) All building, development and land disturbance permits for commercial and multi-family development issued by the City of Homewood are subject to the landscaping requirements of this Article and must show the applicable requirements on landscape plans as part of site/development plans.
- 2) A schedule of all new and existing plants proposed for landscaping must also be included in the landscape plans, including trees, shrubs, grasses and other ground cover types.

- 3) All commercial and multi-family landscape plans, site plans and/or tree inventories shall be prepared by a landscape architect licensed by the State of Alabama.
- 4) Known invasive species, including but not limited to, those identified by the Alabama Invasive Plant Council in its *List of Alabama's Invasive Plants by Land-Use and Water-Use Sectors* are prohibited within the city limits of Homewood.

Sec. F. Exemptions.

- 1) All trees removed by a utility, county or state agency and which are located within a public road, drainage rights-of-way, or permanent utilities and drainage easements shall be exempt from the requirements of this Article.

Sec. G. Variance Application.

- 1) Variance requests may be granted under the following conditions:
 - a. exceptional, alternative methods of meeting the standards and intent set forth in this Article, especially where existing healthy, native vegetation is preserved, and/or innovation in site design is demonstrated; and.
 - b. Extreme hardship or when detriment to health, safety, and public welfare is demonstrated.
- 2) The Board of Zoning and Adjustments will hear variance requests only if the variance application meets the intent of this Article and conforms to other ordinances or as shown on adopted City plans.

Sec. H. Tree and Landscape Requirements.

- 1) Minimum Tree Density Requirement: The City recognizes a Minimum Tree Density (MTD) defined by this Article as the minimum number of trees that must be present on a given site. It is the intent of the City that all property types, whether public, private, residential, commercial, developed, undeveloped, or unimproved, be brought into compliance with the MTD requirements as stated herein, even if development activity is not occurring or planned. However, sites will only be assessed for compliance with MTD when they are brought under review through the issuance of building, development, land disturbance, or tree permits. MTD must be met before a certificate of completion or certificate of occupancy can be issued, regardless of whether trees existed on the site before development or construction and regardless of whether the site met MTD before development or construction. When tree planting is required to meet MTD on the site

they shall include only species defined in Appendix A and shall follow applicable ANSI standards.

a. MTD Standards:

1. 0 to 1 acre: an average of 16 trees per acre
2. >1 to ≤ 5 acres: an average of 20 trees per acre
3. Greater than 5 acres: an average of 24 trees per acre

b. MTD Calculation:

1. Convert acreage to square feet using the conversion 1 acre= 43,560 square feet.
2. For purposes of determining MTD, the footprints of the primary structure/dwelling unit, and any required driveway or parking pad, shall be deducted from the lot square footage.
 - c. For purposes of determining the number of trees required for a lot, the total lot square footage, (minus the footprint of the primary structure and required driveway), should be multiplied by the MTD Standards in a) above. ~~Fractional numbers, or decimals,~~ shall be rounded up to the next whole number to determine to number of required trees.

2) Tree planting and replacement requirements

a. Species.

1. Where possible, all trees planted to meet MTD by this Article should be a species of tree cited in Appendix A: Native Tree List.
2. The City Arborist may make exceptions and approve other trees based on site conditions, including soil quality, water availability, shade potential, ecological characteristics, screening needs, and/or other challenging or conflicting characteristics. However, invasive species will not be allowed under any circumstances.

b. Size.

1. Containerized, replacement tree(s) must be 25 gallon or larger.
2. Field grown, ball and burlap, trees must be 2.5" caliper or larger.
3. Replacement trees must have been grown in compliance with the current edition of "American Standard for Nursery Stock" published by American Nursery and Landscape Association.

c. Location.

1. Where applicable, canopy trees shall not be planted closer than forty feet of each other and understory trees a minimum of ten to a maximum of twenty feet of each other.
2. It is noted that, because of the ability of tree roots to anchor the soil, trees shall be employed to control erosion on steep slopes and cleared areas. Therefore, whenever the slope of an area to be cleared is 3:1 or steeper, the slope shall be stabilized by planting one canopy tree or two understory trees for each 30 by 30-foot area (excluding the footprint of the primary structure).
3. Trees planted underneath an existing power line, or within, or immediately adjacent, any utility easement or right-of-way, must comply with the regulations of the applicable utility.

d. Installation of all required landscaping and/or trees shall occur prior to the issuance of a certificate of occupancy or certificate of completion. The DEZ may approve an extension, not to exceed 120 days, when good cause is demonstrated and documented.

e. All trees planted pursuant to this section are deemed Qualifying Trees, and shall be maintained in a healthy, living condition. Any such trees which die shall be replaced.

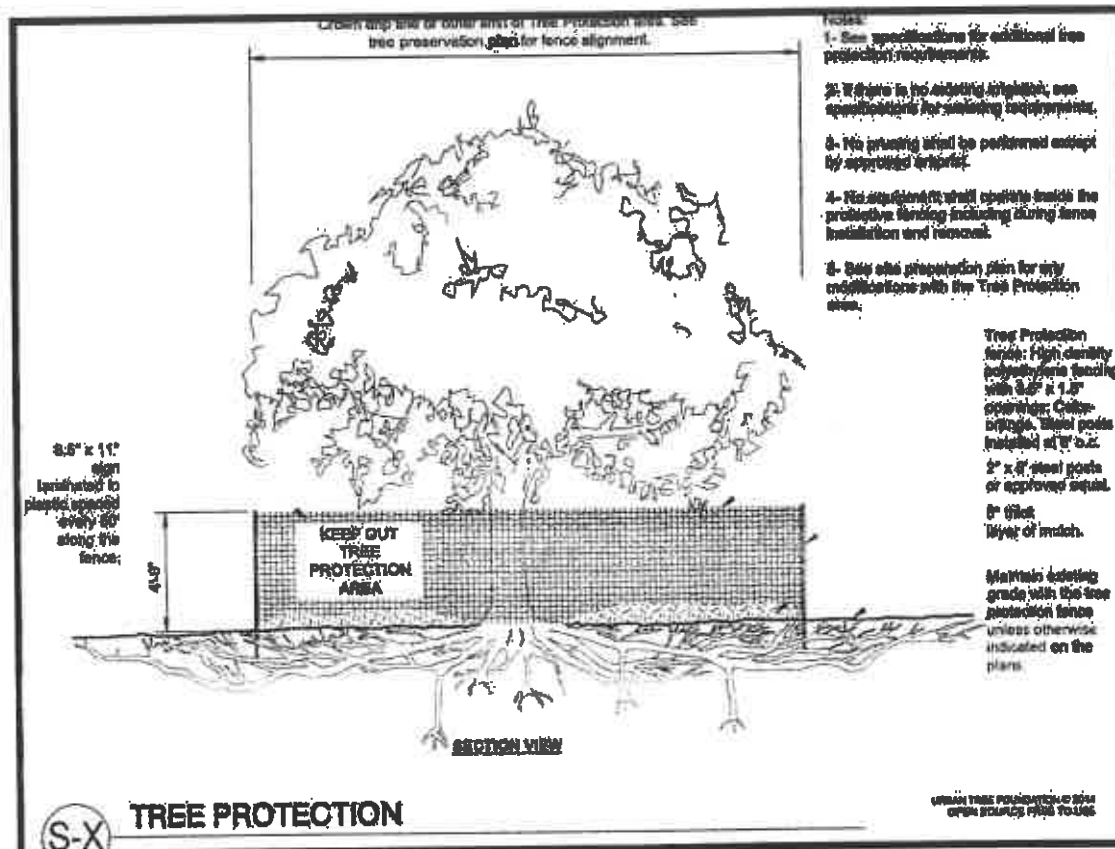
f. The property owner shall be responsible for the cost of tree planting and replacing the trees.

3) Tree Preservation Requirements. Tree protection practices must comply with applicable ANSI Standards including, but not limited to:

- a. A plan for tree protection must be included on the preliminary development

plan or site plan, as appropriate, before land disturbing activity, demolition & construction occurs, as required for subdivision submittal, site plan submittal, or building/development permits.

- b. Barriers and signage are required throughout permitted activity and shall be installed prior to activity begins. Barriers and signage must be placed around every tree or group of trees to be preserved, including, by written request, those on adjacent properties, in compliance with the following requirements.
 - 1. Waterproof, rigid "Tree Protection Zone" signs, not smaller than 2 feet by 3 feet, shall be posted at 100-foot increments along the tree protection zone barriers.
 - 2. Tree protection zones shall be at a minimum determined by the definition of Critical Root Zone but may need to be larger as determined by the City Arborist.
 - 3. All construction activities and storage of materials and/or equipment shall be prohibited within the tree protection zones, including temporary construction activities, such as excavating, filling, trenching, construction storage and dumping, and parking of construction equipment and vehicles.
 - 4. It shall be unlawful for any person, during the construction of any structures or other improvements, to place solvents, petroleum products, paint or masonry materials, construction machinery or temporary soil deposits within the dripline of any qualifying tree for which a tree removal permit is required but has not been obtained, including soil that is placed in the dripline permanently for the purpose of a grade change.
- c. It shall be the responsibility of the property owner and their agents to ensure that these requirements are adhered to for any tree to be preserved as shown on the tree inventory.



- d. The property owner shall guarantee survival of retained trees and replacement trees for one year from completion of permitted construction, unless a greater time period is required by development agreement or the DEZ. If a preserved tree dies, or the crown dieback is at 50% within one year from the date the certificate of occupancy or completion is issued, the property owner shall replace the tree in accordance with this article, or be subject to a five hundred dollar (\$500) penalty per dead/dying tree.

Sec. I. Other Landscaping Requirements.

The applicability of the requirements of this section are given for each requirement by listing of Zoning District Codes. Table 1. Landscaping Requirements gives an overview of the requirements of this section aligned with Zoning Districts and Applicable Land Uses.

TABLE 1. LANDSCAPING REQUIREMENTS

Landscape Area Types			
R-5, R-6, R-7, PR-1, PR-2, C-1, C-2, C-3, C-4, C-4(a), C-4(b), C-5, I-1, I-2, 1-3, PCD-1, PCD-2, PI, PMUD, MXD, M-1, GURD	Foundation Landscape	Perimeter VA Landscape	Interior Island Landscape
Land Use			
Parking Lots (with 10 or more spaces)		X	X
Parking Garages –			
Parking on ground floor			
Parking Garages –			
Businesses on ground floor	X		
High-density, multi-family attached, Commercial, and Institutional	X	X	X

1) General Off-Street Parking and Vehicular Use Area (VA) Landscape Requirements

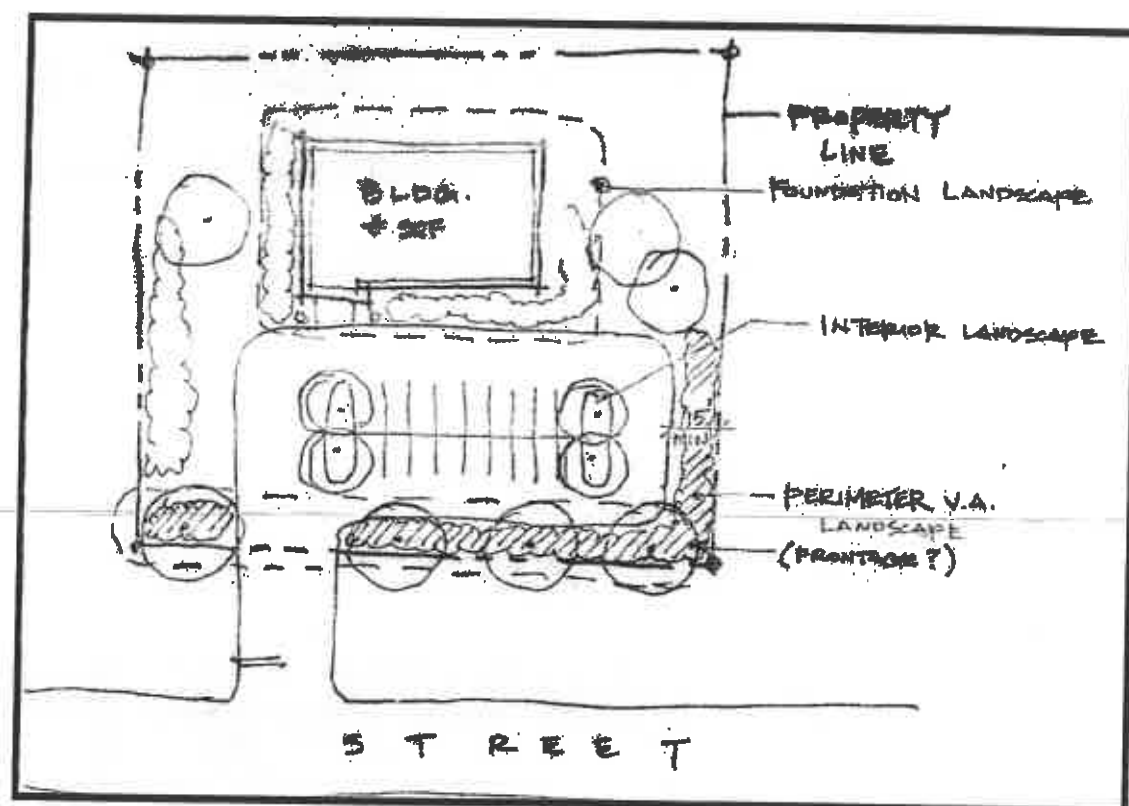
- a. A well-designed, landscaped parking lot or vehicular use area utilizes perimeter landscaping and landscaped islands to create clear delineations between parking lots for driving and pedestrian safety, to mitigate urban heat island effects, improve air quality and create an appealing aesthetic.
- b. Applicability: This section applies to all non-single-family district surface parking areas with more than 5 spaces. For purposes of this section, multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
 1. All off-street parking areas within any zoning district with frontage on any portions of a street right-of-way (not including alley) must adhere to the perimeter island requirements set forth in this section.
 2. Exceptions to Parking Requirements for Trees. Where required parking spaces (from Article VII of the Zoning Ordinance) and required tree plantings are in conflict, a reduction in the number of parking spaces required on the site shall be granted to allow for the required number of trees to be planted and to the extent that the ~~reduction in the amount of required pavement will preserve any existing healthy trees.~~

2) Perimeter VA Landscape Area (PVA)

- a. A perimeter VA landscape (PVA) shall be provided along the outside of an off-street parking and vehicular use area (VA).
- b. PVA landscape area must be a minimum of 15 feet wide as measured from the back of curb of the VA toward the property boundary.
- c. The PVA shall be landscaped at a rate of 1 tree per 30 linear feet of pavement, excluding drives.
- d. Shrubs, that under typical conditions can be expected to reach a height and spread of 3 feet within three years of planting, shall be installed at a rate of 30 shrubs per 100 linear feet, within which shrubs may be grouped or randomly spaced as long as the total number of shrubs required is utilized. All shrubs

shall be a minimum of 18 inches in height at installation.

- e. A PVA landscape area may also serve as the location for a sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of 5 feet wide and the remaining planting area shall be a minimum of 10 feet wide.
- f. PVA landscape required in conjunction with street yard requirements can be counted together, with the stricter of the two requirements taking precedent.

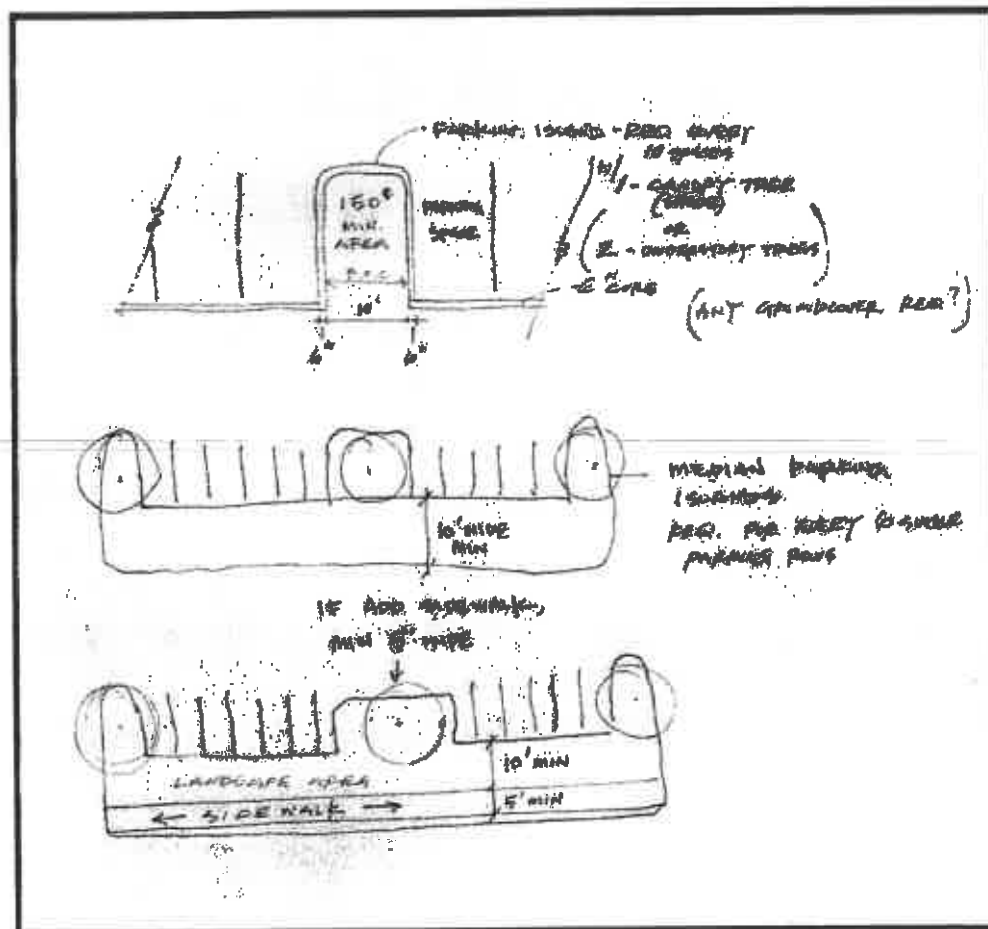


- g. Existing healthy vegetation and the area of land used to maintain the vegetation may be counted toward meeting the performance criteria for VA landscape areas.

3) Interior Island Landscape Area Requirements

- a. An interior island landscape area, in the form of an island and/or peninsula, shall be provided within a VA that has 10 parking spaces or more.

- b. An interior island landscape area must be a minimum of 10 feet in width back of curb to back of curb and be a minimum of 150 square feet in area.
- c. An interior island landscape area must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area.
- d. Median Islands - A type of Interior Island landscape area that must be provided between every 6 single parking rows.
 - 1. A landscaped median island must be a minimum of 10 feet wide back of curb to back of curb.



- 2. A median island may also serve as the location for a sidewalk connecting the parking and the use served by the parking area. The sidewalk must be a minimum of 5 feet wide. When the median

is utilized for location of a sidewalk, the median width must be expanded by at least 5 feet for a total minimum of 15.

3. One (1) understory tree per every 150 square feet of interior island landscape area shall be required (See Appendix A for approved tree list).
- c. Interior island landscape areas may be consolidated, in order to preserve existing trees.
- d. Plantings which may not be counted toward meeting the interior island landscape coverage requirements are:
 1. Plantings required for perimeter VA (PVA) landscape area.
 2. Plantings required by the street yard or foundation landscape requirements of this section.
 3. Plantings required by the screening requirements for dumpsters and loading docks.
 4. Plantings required in buffer strip.

4. Foundation Landscaping

- a. Foundation landscaping requirements are applicable for high density attached residential, commercial, institutional, and parking garages with businesses or offices on the ground level. (R-6, R-7, PR-I, PR-2, and all Commercial and Institution).
 1. A minimum of 50% of the linear feet of any side of a building facing a public right-of-way must be planted.
 2. Plantings must be placed adjacent to building sides or provided in planters near the building sides.
 3. Planting areas must be a minimum of 3 feet in width, excluding a minimum 2-foot-wide strip along the curb for vehicular overhang, unless wheel stops are used.
4. Six (6) shrubs are required for every 15 square feet of total required

[illegible]

- windows and doors. _____

9. No landscaping or screening shall be planted inside utility and drainage easements, excluding overhead easements, without the consent of the City and the easement owner. Any landscaping located near a power line, shall not exceed a mature height of 15 feet and is subject to following local power authority regulations.

10. For high-density non-single family attached residential, commercial, institutional, industrial zoning districts and parking garages with businesses or offices on the ground level all newly planted and relocated plant material shall be watered by a fully automatic irrigation system, providing 100% coverage of all required landscaped areas.

Sec. J. Elimination of invasive trees and shrubs. The City's natural resources, including groves, woodland areas and regulatory floodways shall be protected by the control and elimination of invasive, non-native species. To that end, the following guidelines shall apply:

- 1) Planting of trees and shrubs listed in Appendix B: Invasive Plants, is prohibited for fulfilling the requirements of this Article.
- 2) Removal of trees and shrubs listed in Appendix B: Invasive Plants, from commercial, office, industrial, institutional, or multifamily sites (excluding jurisdictional wetlands) shall be completed as a requirement for approval of any development permit issued by the City or the issuance of a certificate of occupancy.
- 3) Control and elimination procedures shall in no way harm or cause the decline of preserved or planted trees and landscaping.

Sec. K. Plant Hardiness Considerations.

All plant materials must be hardy to zone 8A-B, in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.

Sec. L. Maintenance of Landscaping & Trees

The owner and/or tenant is responsible for maintaining the good health of all required landscaping.

- 1) Any dead, unhealthy, or missing landscaping must be replaced with landscaping that conforms to this Article within thirty days of notification by the DEZ, City

Arborist or their designee. In the event the dead, unhealthy, or missing landscaping is the result of an unusual weather occurrence, or other act of nature, or if the weather conditions are not conducive to planting, the owner or tenant may request an extension, not to exceed one (1) year.

- 2) All required landscaping shall be allowed to reach its required size and shall be maintained at that required size.
- 3) Commercial landscaping and trees shall be subject to annual review. Any dead, unhealthy, or missing landscaping must be replaced with landscaping that conforms to this Article within thirty days of notification by the DEZ, City Arborist or their designee.

Sec. M. Penalties

Responsible Parties that fail to preserve, plant or replace trees, as required by this Article, within 120 days of notification by the DEZ, City Arborist, or their designees, will be subject to a five hundred-dollar (\$500) penalty per tree.

- 1) In the event that any public tree or landscaping is damaged or destroyed, or otherwise caused to be removed, due to the fault of a party, other than the city, whether intentionally or by accident, a penalty will be assessed against the responsible party using the latest Council of Tree and Landscape Appraiser's Guide for Plant Appraisal. If the incurred damage may be remediated with pruning or other arboriculture practices, to enable its best chance of survival tree, the costs, which would otherwise not have accrued, will be assessed against the responsible party, for a period of two (2) years.

Sec. N. Site Inspections

The DEZ may conduct periodic inspections of the site. It is the responsibility of the property owner and their agents to ensure that all provisions of this Article are met at all times throughout permitted activities and during any applicable warranty periods.

Sec. O. Certificate of Completion/Occupancy

The Building Inspector cannot issue a certificate of compliance or occupancy until all tree and landscaping requirements of this Article are met.

Section 2. That all other provisions of Appendix A entitled "Zoning Ordinance," except as set

out hereinabove, shall remain in full force and effect and shall not be affected by this amendment.

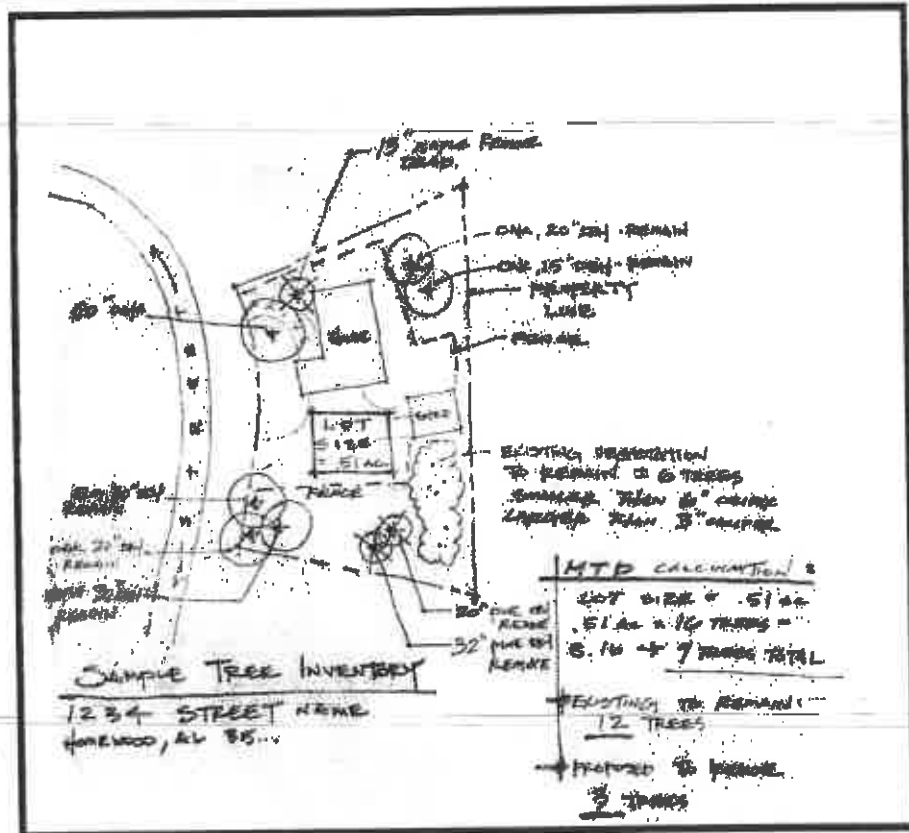
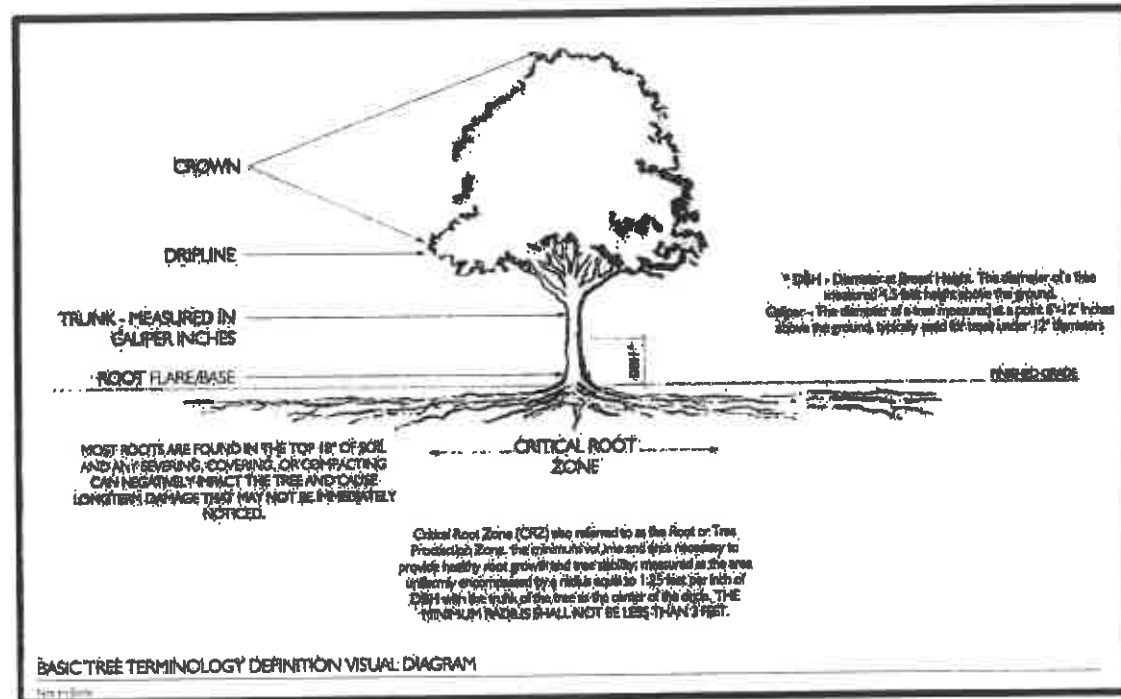
Section 3. That on _____, at _____ P.M., in the City Hall of the City of Homewood, Alabama, be, and the same hereby is, fixed as the time when, and the place where, the City Council will hold a public hearing on said proposed amendment of said ordinance, at which time, all interested parties may appear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

Section 4. That 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 5. This Ordinance shall become immediately effective upon its adoption by the City Council and approval by the Mayor or as otherwise becoming law.

ADOPTED this the _____ day of _____ 2021.

APPENDICES:



Appendices

APPENDIX A: NATIVE TREE LIST

CANOPY TREES

Common Name	Botanical Name
Southern Sugar Maple	<i>Acer barbatum</i>
Hedge maple	<i>Acer campestre</i>
Chalk maple	<i>Acer leucoderme</i>
Red maple	<i>Acer rubrum</i>
Silver maple	<i>Acer saccharinum</i>
Sugar Maple	<i>Acer saccharum</i>
River Birch	<i>Betula nigra</i>
Pignut Hickory	<i>Carya glabra</i>
Pecan	<i>Carya illinoensis</i>
Red Hickory	<i>Carya ovata</i>
Shagbark Hickory	<i>Carya ovata</i>
Mockernut Hickory	<i>Carya tomentosa</i>
American Chestnut	<i>Castanea dentata</i>
Catalpa	<i>Catalpa speciosa</i>
American Beech	<i>Fagus grandifolia</i>
White Ash	<i>Fraxinus americana</i>
Green Ash	<i>Fraxinus pennsylvanicum</i>
Black Walnut	<i>Juglans nigra</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>

Black Gum	<i>Nyssa sylvatica</i>
Sourwood	<i>Oxydendron arboreum</i>
Shortleaf Pine	<i>Pinus echinata</i>
Longleaf Pine	<i>Pinus palustris</i>
Virginia Pine	<i>Pinus virginiana</i>
American Sycamore	<i>Platanus occidentalis</i>
Cottonwood	<i>Populus deltoides</i>
White Oak	<i>Quercus alba</i>
Scarlet Oak	<i>Quercus coccinea</i>
Southern Red Oak	<i>Quercus falcata</i>
Laurel Oak	<i>Quercus laurifolia</i>
Overcup Oak	<i>Quercus lyrata</i>
Blackjack	<i>Quercus marilandica</i>
Nuttall Oak	<i>Quercus nuttallii</i>
Willow Oak	<i>Quercus phellos</i>
Northern Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Post Oak	<i>Quercus stellata</i>
Black Oak	<i>Quercus velutina</i>
Black Willow	<i>Salix nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
American Snowball	<i>Viburnum acerifolium</i>
Pond Cypress	<i>Taxodium ascendens</i>
American Linden	<i>Tilia americana</i>
Winged Elm	<i>Ulmus alatus</i>
American Elm	<i>Ulmus americana</i>
Red/Slippery Elm	<i>Ulmus rubra</i>

UNDERSTORY TREES

Servaseberry	Amelanchier arborea
American Hornbeam	Caryinus caroliniana
Eastern Redbud	Cercis canadensis
White Redbud	Cercis reniformis
Flange tree flowering	Chionanthus virginica
Flowering Dogwood	Cornus florida
Washington Hawthorn	Ratibegus phaeopyrum
Green Hawthorn	Castanea viridis
Two-winged Silverbell	Halimolobos diptera
Carolina Silverbell	Halimolobos tetrapecta
American Holly	Ilex opaca
Sweet Bay Magnolia	Magnolia virginiana
Eastern Hop-hornbeam	Ostrya virginiana
American Snowball	Styrax americanus
Carolina Buckthorn	Rhamnus caroliniana

EVERGREEN (BUFFER/SCREENING) TREES

White Cypress	Chamaecyparis thyoides
American Holly	Ilex opaca
Eastern Red Cedar	Juniperus virginiana
Southern Magnolia	Magnolia grandifolia
English Magnolia	Magnolia macrophylla
Bald Cypress	Taxodium distichum
American Arborvitae	Thuja occidentalis
Canadian Hemlock	Thuja canadensis

