Homewood Planning Commission
Agenda
Tuesday, October 7, 2025, 6:00 P.M.
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209

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

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

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 Board Secretary fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

Board Members

Stuart Roberts, 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 – August 5, 2025 Meeting (No meeting held in September)**
IV. **Communications / Reports from Chairman & Vice Chairman**
V. **Old Business – None**
VI. **New Business**

1. **Case # RS 25-10-01, 198 Green Springs Highway, Parcel ID: 29-00-14-3-002-003.000, Applicant/ Owner: Green Springs Center, LLC / Park Grimmer** Purpose: A request for approval of a Resurvey to move a lot line between two commercial properties, resulting in the allotment of additional footage to the subject property intended to facilitate new commercial development.

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2. **Case # FD 25-10-02: 198 Green Springs Highway, Parcel ID: 29-00-14-3-002-003.000, Applicant: HFA-AE, Ltd. / Kelsey Kreher, Owner: Green Springs Center, LLC** Purpose: A request for approval of a Final Development Plan for Valvoline Instant Oil Change to permit the construction of a 1,674 sq. ft., single-story, automotive service facility, as well as associated parking, landscaping and other site improvements.

3. **Case # RZ 25-10-03: 1629 29th Court South, Parcel ID: 28-00-07-3-035-007.001, Applicant: Caprine Engineering / Chris Eckroate, Owner: Our Lady of Sorrows Catholic Church** Purpose: A request to Rezone the subject property, currently occupied by a portion of the parking deck for Our Lady of Sorrows Catholic Church, from C-1, Office Building District to a I-2, Institution District zoning classification in order to ensure that it is consistent with the zoning of the other contiguous properties comprising the Church's campus.

4. **Case # RS 25-10-04: 1730 Oxmoor Road, Parcel ID: 29-00-13-1-001-001.000, 28-00-18-2-006-002.000, 28-00-07-3-035-011.000, 28-00-07-3-035-005.000, 28-00-07-3-035-007.001, Applicant: Caprine Engineering / Chris Eckroate, Owner: Our Lady of Sorrows Catholic Church** Purpose: A request to Resurvey and consolidate the campus of the Our Lady of Sorrows Catholic Church, comprising multiple lots and acreage, as well as portions of vacated rights-of-way, into a single lot as a means to facilitate and improve the overall managements of the properties and enhance development opportunities.

5. **Case # RS 25-10-05: 880 Brookwood Village, Parcel ID: 28-00-17-2-020-001.000, Applicant: Schoel Engineering Company, Owner: FPL Brookwood ,LP** Purpose: A request for approval of a Resurvey subdividing the eastern half of Brookwood Mall shopping center, presently located within Lot 1-FA and comprising 8.171 acres, into two separate lots as a means to facilitate additional development in conjunction with a related Amended Development Plan.

6. **Case # AD 25-10-06: 868 Brookwood Village, Parcel ID: 28-00-17-2-020-001.000, Applicant: Schoel Engineering Company, Owner FPL Brookwood, LP** Purpose: A request for approval of a further amendment of the Final Development Plan for Brookwood Village to permit the proposed renovation of a portion of the upper two levels of the existing Mall structure for new tenant uses, as well as the allocation of existing parking spaces on the lower level of the Mall to supplement the parking needs of the adjacent Andrews Sports Medicine and Orthopedic Center situated to the immediate west.

7. **Case # AD 25-10-07: 3000 Independence Drive, Parcel 28-00-07-3-031-001.000, Applicant / Owner: McConnell, White and Terry Realty and Insurance Company** Purpose: A request for approval of an Amended Development Plan for Piggly Wiggly grocery store centered around the planned renovation of the existing building, in conjunction with the proposed construction of a 7,500 sq. ft., one-story addition, as well as associated parking, landscaping and other site improvements.

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

VIII. Election of Chairman and Vice-Chairman for 2025 -2026 term.

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IX. Communications from Staff

X. Adjournment

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