

**Agenda**  
**Homewood Planning Commission**  
**Tuesday, November 2, 2021, 6:00 P.M. \***  
**CITY COUNCIL CHAMBERS**  
**2850 19<sup>th</sup> 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:**

**1<sup>st</sup> Option: Join on-line through your computer or app with this link:**

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

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

**3<sup>rd</sup> 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](http://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 Andress**

**Winslow Armstead**

**Brandon Broadhead**

**Patrick Harwell**

**John Krontiras**

**Gianl Respinto**

**Paige Willcutt**

**ORDER OF BUSINESS**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - October 5, 2021**
- IV. Communications/Reports from Chairman & Vice Chairman**

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

**V. Old Business**

**NONE**

**VI. New Business**

**Case # RZ 21-11-01, 1832 25<sup>th</sup> Court South, Parcel ID: 28-00-07-2-001-065.000**

**Applicant: Trent Beasley, Property Owner: HBI, LLC**

**A request to rezone the subject property from I-2, (Institutional District) to a NPD, (Neighborhood Preservation District) zoning classification to permit the renovation of an existing single-family house.**

**VII. 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 2<sup>nd</sup> floor behind the Council Chambers.

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**RZ 21-11-01****FORM IX.****AMENDMENT TO THE ZONING ORDINANCE ("RE-ZONING")****HOMewood PLANNING COMMISSION**

1. Date application filed: 9-14-21 Requested hearing date: Nov. 2-21
2. Applicant: Trent Brasley  
 Phone(s): (2 numbers) REDACTED  
 E-Mail Address: REDACTED  
 Address: 8354 Morris Sandis Rd. Morris AL 35116  
 City State Zip
3. Owner: HBI, LLC  
 Phone(s): REDACTED  
 E-Mail Address: REDACTED  
 Address: 13575 Lynam Dr., Omaha, NE 68138  
 City State Zip
4. Attach/give a complete legal description: Attached
5. Property location: 1832 25th Ct St - Birmingham-AL 35209
6. Tax Map Parcel I.D. Number(s): 28-00-07-2-001-065.000
7. Acreage: REDACTED
8. Existing Zoning: I-2 (INSTITUTIONAL DISTRICT) Existing land use: Residential
9. Proposed Zoning: NPD (NEIGHBORHOOD PRESERVATION DISTRICT) 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)

**REDACTED**

Signature of Applicant: \_\_\_\_\_

Signature of authorization by Owner: Jared Hollinger

**FOR CITY USE ONLY**

\$ 250.00 application fee received on 9.14.21 by Receipt # \_\_\_\_\_

Application received by: Vicki Smith on \_\_\_\_\_

## **LEGAL DESCRIPTION OF PROPERTY**

**1832 25<sup>th</sup> Court South**

**Case # RZ 21-11-01**

**Begin Six Hundred and Thirty (630) feet East and Four Hundred and Twenty (420) feet South of the Northwest corner of the Southeast Quarter of Northwest Quarter, run West Fifty (50) feet, North One Hundred and Forty (140) feet, East Fifty (50) feet and South One Hundred and Forty (140) feet to the Beginning, in Section 7, Township 18 South, Range 2 West, according to the Survey of South Birmingham Land Company as recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 3, Page 83.**



**Rezoning of 1832 25th Court South ( Case # RZ 21-11-01 )**

**STATEMENT OF INTENT**

Our property located at 1832 25th Court South is currently occupied by a vacant single- family house which we are seeking to rehabilitate for future resale. However, because the property is currently zoned I-2, Institutional District, the house is technically considered to be a non-conforming use. As such, under the City's current rules, we have been prevented from undertaking the necessary renovations because we are unable to expand a non-conforming use. The requested rezoning to a NPD, Neighborhood Preservation District zoning classification will allow us to accomplish this task, and would bring the property more into line with the other adjacent single- family zoned properties located immediately to the east and south, and would be consistent with the City's Future Land Use Plan.

**Very truly yours,**

**Debbie Possinger**

*Asset Specialist*

[dpossinger@homebuyersincorporated.com](mailto:dpossinger@homebuyersincorporated.com)

402-933-6572 Office

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

2850 - 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209

Patrick McClusky, Mayor

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

Cale Smith, PE, Director

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**Planning Commission  
PUBLIC HEARING NOTICE**

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**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 (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, at **6:00 P.M., on Tuesday, November 2, 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:

**Trent Beasley**

for a proposed subdivision plat of land owned by:

**HBI, LLC (Home Buyers, Inc.)**

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

**1832 25<sup>th</sup> Court South**

**Parcel: 28-00-07-2-001-065.000**

**The proposal consists of a REZONE**

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**Purpose:**

**A request to rezone the subject property from I-2, (Institutional District) to a NPD, (Neighborhood Preservation District) zoning classification to permit the renovation of an existing single-family house.**

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 October 26, 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 # RZ 21-11-01**

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

**Instructions:** Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person. If you choose to view the meeting via Zoom, please follow the instructions below:

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

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

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

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Meeting #: 883 5766 5513

Passcode: 514257

**3<sup>rd</sup> Option:**

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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 2<sup>nd</sup> floor behind the Council Chambers.**

1832 25<sup>th</sup> Court South  
Parcel # 28-00-07-2-001-065.000

REZONING

CASE NO. RZ 21-11-01

To rezone from an I-2 ( Institutional District ) zoning  
classification to NPD ( Neighborhood Preservation  
District ) to permit the renovation of an existing  
single - family house

AMENDE

OF LOT 1 VULCAN OFFICE PARK

RB 157 PG. 63

BIRMINGHAM CORPORATE LIMIT

HOMEWOOD CORPORATE LIMIT

ISLAMIC ACADEMY  
RESURVEY NO. 1

ROSEDALE IMPROVEMENT  
ASSOCIATION

HOMEWOOD PARK CENTER RESUR.

SURVEY OF SOUTH  
BIRMINGHAM

ROSEDALE PARK

RESURVEY

( U.S. HIGHWAY 280 )

ROBINS

DRIVE

EXPRESSWAY

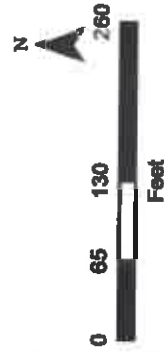
MOUNTAIN

RED



**City of Homewood**  
**PC Case Map**  
**1832 25th Ct S**  
**RZ 21-11-01**  
**500 Ft Radius**

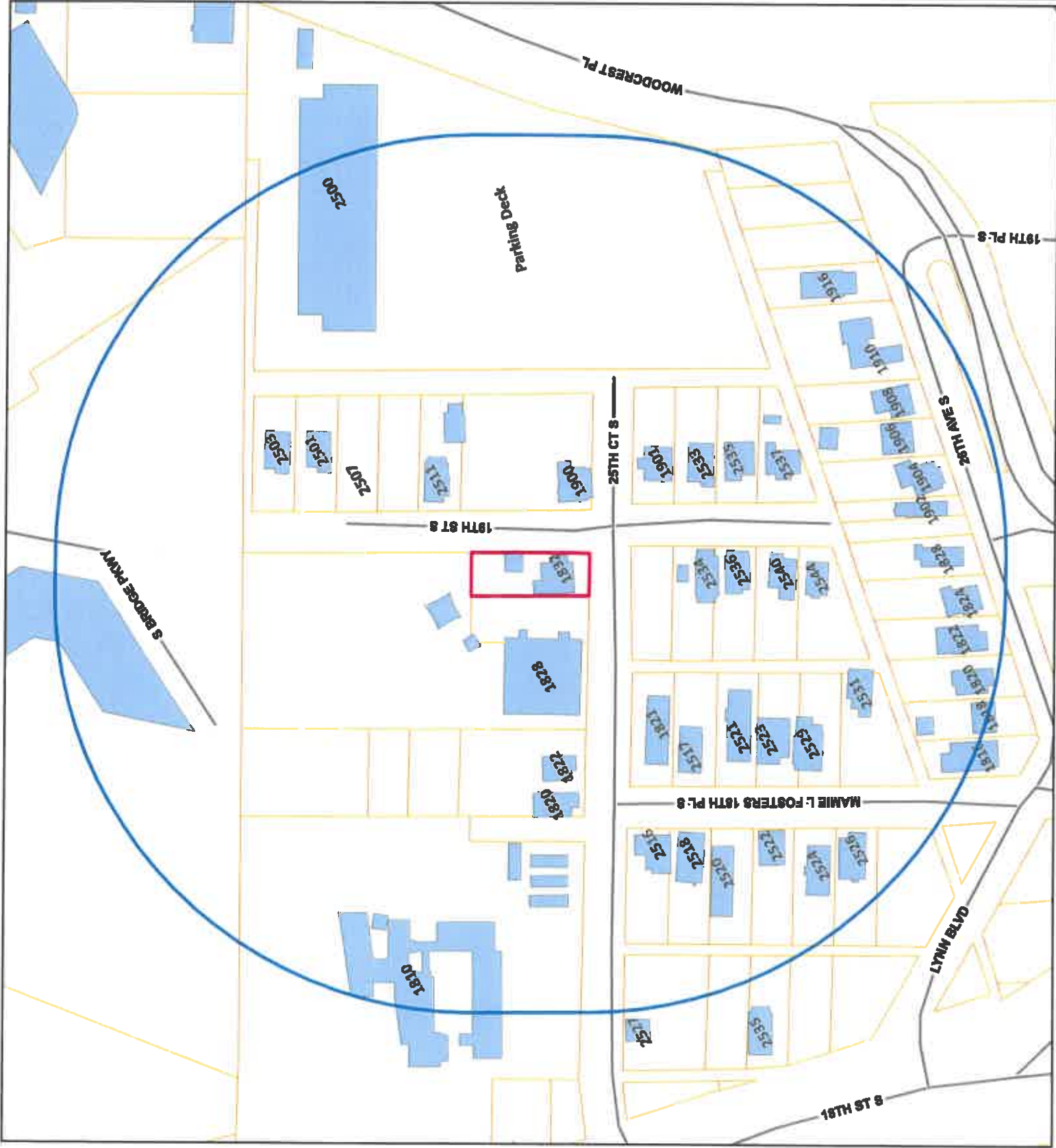
- Building Footprint
- Subject Property
- RZ 21-11-01
- 500 Ft. Buffer



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.

337-6828



## Current Zoning

## Zoning



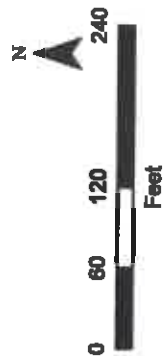
C-2

4a



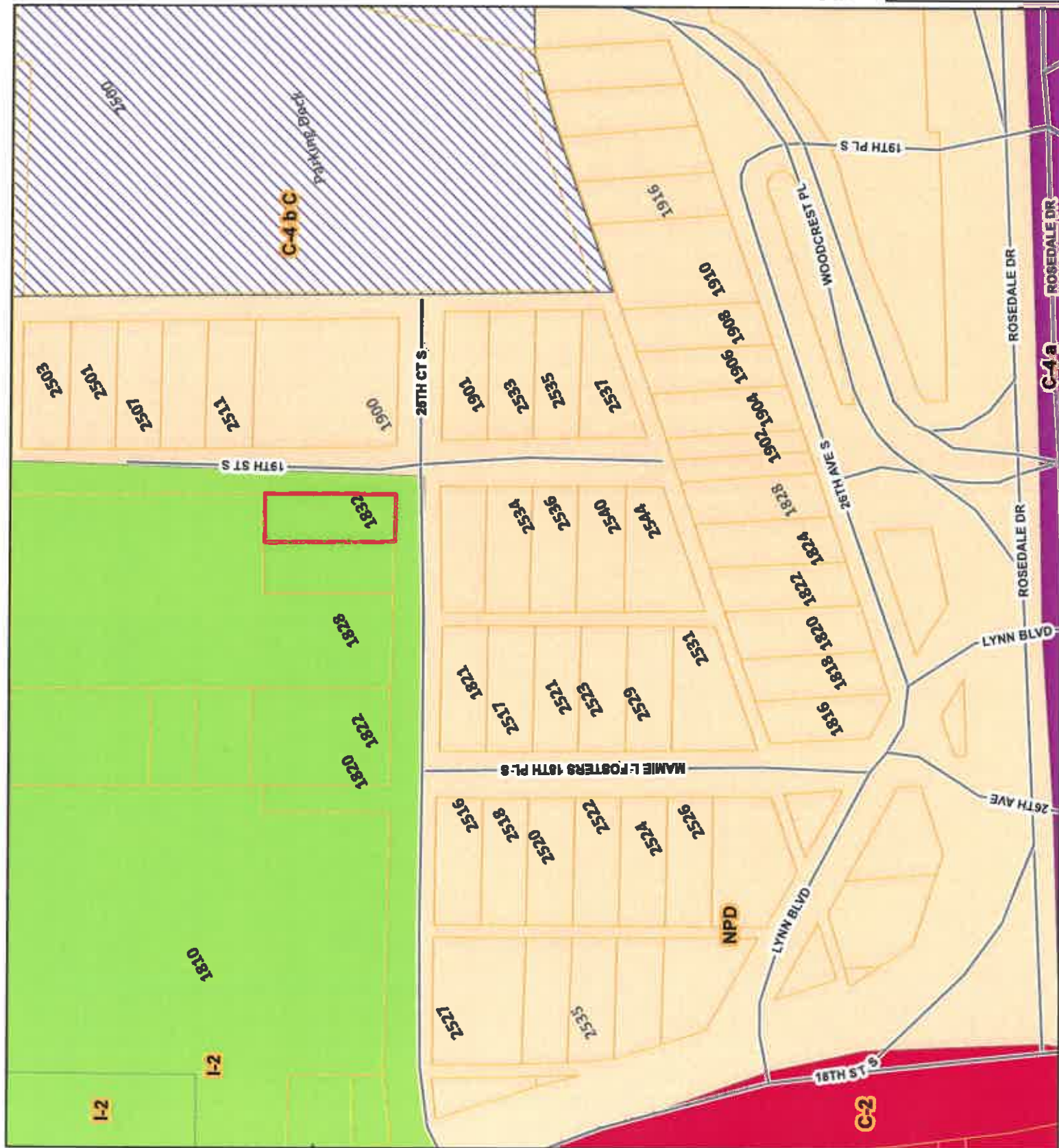
I-2

**Subject Property**



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332-6828**





## Master Plan Land Use

## Future Land Use

## Institutional

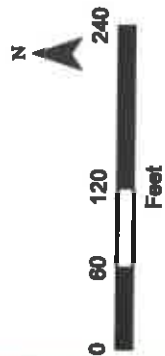
## Medium Residential

## Mixed Use

## Parks and Rec

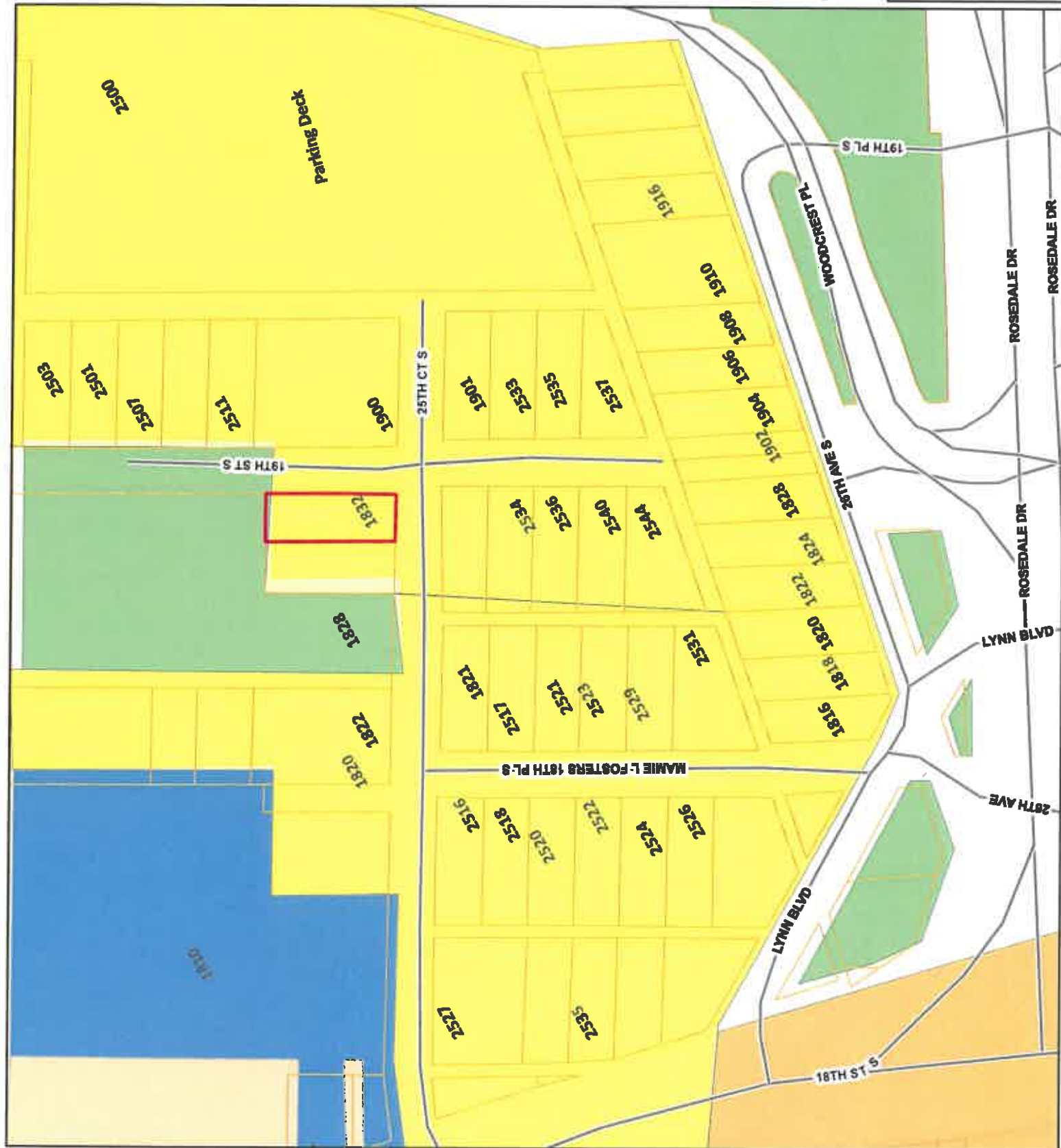
## Residential

## Subject Property



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332-6628**



**City of Homewood**  
**PC Case Map**  
**1832 25th Ct S**  
**RS 21-11-01**  
**Aerial Photo**

 Subject Property



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## 1832 25<sup>th</sup> Court South—Street View



# 1832 25<sup>th</sup> Court South- Streetview from 19<sup>th</sup> St S

