

**Homewood Planning Commission  
Agenda  
Tuesday, November 7, 2023, 6:00 P.M.  
CITY COUNCIL CHAMBERS  
2850 19<sup>th</sup> 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 2<sup>nd</sup> floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

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

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: [www.cityofhomewood.com/engineering-zoning](http://www.cityofhomewood.com/engineering-zoning) or to the Board Secretary [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4<sup>th</sup> 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**

<b>Stuart Roberts, Chairman</b>	<b>Gusty Gulas</b>
<b>Winslow Armstead, Vice Chairman</b>	<b>Giani Respinto</b>
<b>Jennifer Andress</b>	<b>Paige Willcutt</b>
<b>Brandon Broadhead</b>	<b>Erik Henninger</b>
<b>Patrick Harwell</b>	

**Order of Business**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - October 3, 2023**
- IV. Communications / Reports from Chairman & Vice Chairman**
- V. Old Business - None**
- VI. New Business**
  - 1. Case # AD 23-11-01: 800 Lakeshore Drive, Parcel ID: 29-00-13-4-010-003.000 & 28-00-18-3-001-009.003: Applicant / Owner: Samford University: Purpose: A request for approval of an amendment to the Final Development Plan for Samford University to permit the proposed construction of a new five-story, 515-bed, Freshman Residence Hall, comprising a total of 142,737 GSF, intended to accommodate the University's on-going student housing needs.**

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.

2. Case # FD 23-11-02: 815 - 819 Green Springs Highway, Parcel ID: 29-00-23-1-002-002.000: Applicant David Arrington / Arrington Engineering, Owner: Greensprings Development, LLC. Purpose: A request for approval of a Resurvey to subdivide the subject property, comprising approximately 4-acres, into two separate lots to facilitate future development.
  
3. Case # AD 23-11-03: 815–819 Green Springs Highway, Parcel ID: 29-00-23-1-002-002.000, Applicant: Brian Hatcher / LBYD Engineers, Inc., Owner: J.J. Thomas / Greensprings Development, LLC. Purpose: A request for approval of an amendment to the previously approved Final Development Plan for “ The Edge “ mixed-use development project intended to reflect the proposed subdivision of the subject property’s current 4 – acre site into two separate lots to facilitate future development.

VII. Communications from Staff

VIII. Adjournment

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

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

1. Name of development: Freshman Residence
2. Date application filed: 09/1/2023      3. Requested hearing date: 11/07/2023
4. Approval requested by this application
- \_\_\_\_ Preliminary Development Plan
- \_\_\_\_ Amendment to Preliminary Development Plan
- \_\_\_\_ Final Development Plan
- X Amendment to Final Development Plan
5. Applicant: SAMFORD UNIVERSITY
- Phone: 205-726-2386
- Address: 800 LAKESHORE DR BIRMINGHAM, AL 35229
6. Owner: SAMFORD UNIVERSITY
- Phone: 205-726-2386
- Address: 800 LAKESHORE DR BIRMINGHAM, AL 35229
7. Attorney or authorized agent: CALEB MARTIN, P.E.
- Phone: 205-251-4500
- Address: 880 MONTCLAIR RD #600, BIRMINGHAM, AL 35213
8. Engineer: LBYD INC.
- Phone: 205-251-4500
- Address: 880 MONTCLAIR RD #600, BIRMINGHAM, AL 35213
9. Surveyor: ARRINGTON ENGINEERING & LAND SURVEYING INC.
- Phone: 205-985-9315
- Address: 2032 VALLEYDALE ROAD BIRMINGHAM, AL 35244

10. Development Address(s): 800 LAKESHORE DR BIRMINGHAM, AL 35229

11. Tax map parcel number(s): 2900134010003.000, 2800183001009.003

12. Acreage: 185.89

13. Zoning: I-3 ( INSTITUTIONAL DISTRICT )

14. Check all submissions with this application:

☒ checklist

☒ application fee

☒ original plan in D-size

☒ two (2) copies of plan

☒ eleven by seventeen (11x17) of plan

☒ proof of ownership

REDACTED

Signature of applicant: \_\_\_\_\_

Signature of authorized agent or attorney: \_\_\_\_\_ 09/01/2023

Signature of authorization by owner: \_\_\_\_\_

**For City Use Only:**

\$ 100.00 application fee received on SEPT. 21, 2023 by receipt # 497873

Scheduled hearing date: NOVEMBER 7, 2023

Application received by: FRED GOODWIN on SEPT. 5, 2023

**Project Narrative**

**SAMFORD UNIVERSITY – FRESHMAN RESIDENCE HALL**

**( Planning Commission Case No. AD 23-11-01 )**

**Project Purpose**

Samford’s student body has continued growth over the past few years which has resulted in a housing shortage for the entire student body. With each new freshman class getting larger, this has forced Samford to spread these incoming freshman out across campus and has also reduced the amount of housing available for the upper classmen. This project is an effort to provide the freshman class with on campus housing that will increase their college experience and foster more relationships. As a result, this will also allow more upperclassmen to remain on campus that would otherwise be forced to look for off campus housing.

**Project Narrative**

The new 515 - bed First Year Residence Hall includes student residences and shared common spaces. The massing of the 5-level 142,737 GSF building is defined by the full footprints for the middle three levels, a partially massed top level, and a partial ground level that is built into the sloped grade. The project location is bounded to the north by Lena Vail Davis Hall, to the south by Pittman Hall, to the east on the lower level by the University Center, and to the west by Montague Drive.

All five levels include mostly student residences, organized with men and women on either side of the central connector. The student residences are programmed as nearly 80% double-occupancy semi-suites with a smaller percentage of single-occupancy semi-suites. Single ensuite bedrooms are provided for Resident Assistants and for Accommodations for a small percentage of students. The Residential Life Coordinator has a two-bedroom two-washroom apartment on the lowest level with outdoor entry.

The center of the building is the main welcoming common space for all students in the building. Organized around a two-level interconnecting volume, this space includes a security desk and supporting staff office space, a large community kitchen, open lounge and games, and laundry. This center welcoming space connects to the two sides of the building, with one elevator each for men and for women.

Student communities in the project are sized to have one Resident Assistant for every 25-30 students. The lengths of the bars that form the plan mostly are sized for this ratio. Student communities also have access to smaller lounge or collaboration spaces on the upper levels. The top level has an open roof deck above the central welcoming space. This roof deck will have fall protection and security.

The ground level provides a walk-out condition for south-facing programs and some daylit spaces on the east and west. The two-level welcoming commons connect the courtyard on the upper level with this ground level, opposite Pittman Hall.

**Program Summary**

**Residential Units**

- Double occupancy semi suites
- Single occupancy semi suites
- Single en-suite bedrooms for special accommodations
- Single en-suite bedrooms for Resident assistants
- 2-bedroom, 2 bath apartments for Residential Life coordinators

**Building Amenities**

- Residential Life Security Desk and office space
- Social commons including Lounge and Dining and Study areas
- Community kitchen
- Roof top deck
- Laundry Room
- Building support, Storage and mechanical spaces

**Total GSF: 142,737 sqft**



START DATE: 04/22/2023  
END DATE: 11/21/2023

### FRESHMAN HOUSING CONSTRUCTION SCHEDULE

CONSTRUCTION ACTIVITIES	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024
	JUL 2024	AUG 2024	SEPT 2024	OCT 2024	NOV 2024	DEC 2024
	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025
	JUL 2025	AUG 2025	SEPT 2025	OCT 2025	NOV 2025	DEC 2025

### SITE DEVELOPMENT DATA MATRIX

CONVENTIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Gross Site Area = 8,097,827 s.f. = 186.86 Acres	Min. Gross Site Area Requirement
Proposed Building Gross Floor Area = 1,107,708 s.f.	Maximum Allowable Building Gross Floor Area = 1,107,708 s.f.
Total Proposed Ground Surface Coverage = 1,107,708 s.f.	Maximum Allowable Ground Surface Coverage Building & Parking
By Building = none	By Building = none
By Parking and Driveway = 707,248 s.f.	By Parking and Driveway = 707,248 s.f.
By Utility and Drainage Improvement = 0	By Utility and Drainage Improvement = 0
Total = 1,814,956 s.f.	
% of Gross Site Area = 22.42%	
Total Parking Spaces Provided = 5,305 spaces	
Total Loading Spaces Provided = 87 spaces	
Existing Building Height = (see sheet) 1F	Maximum Allowable Building Height = 35' 0"

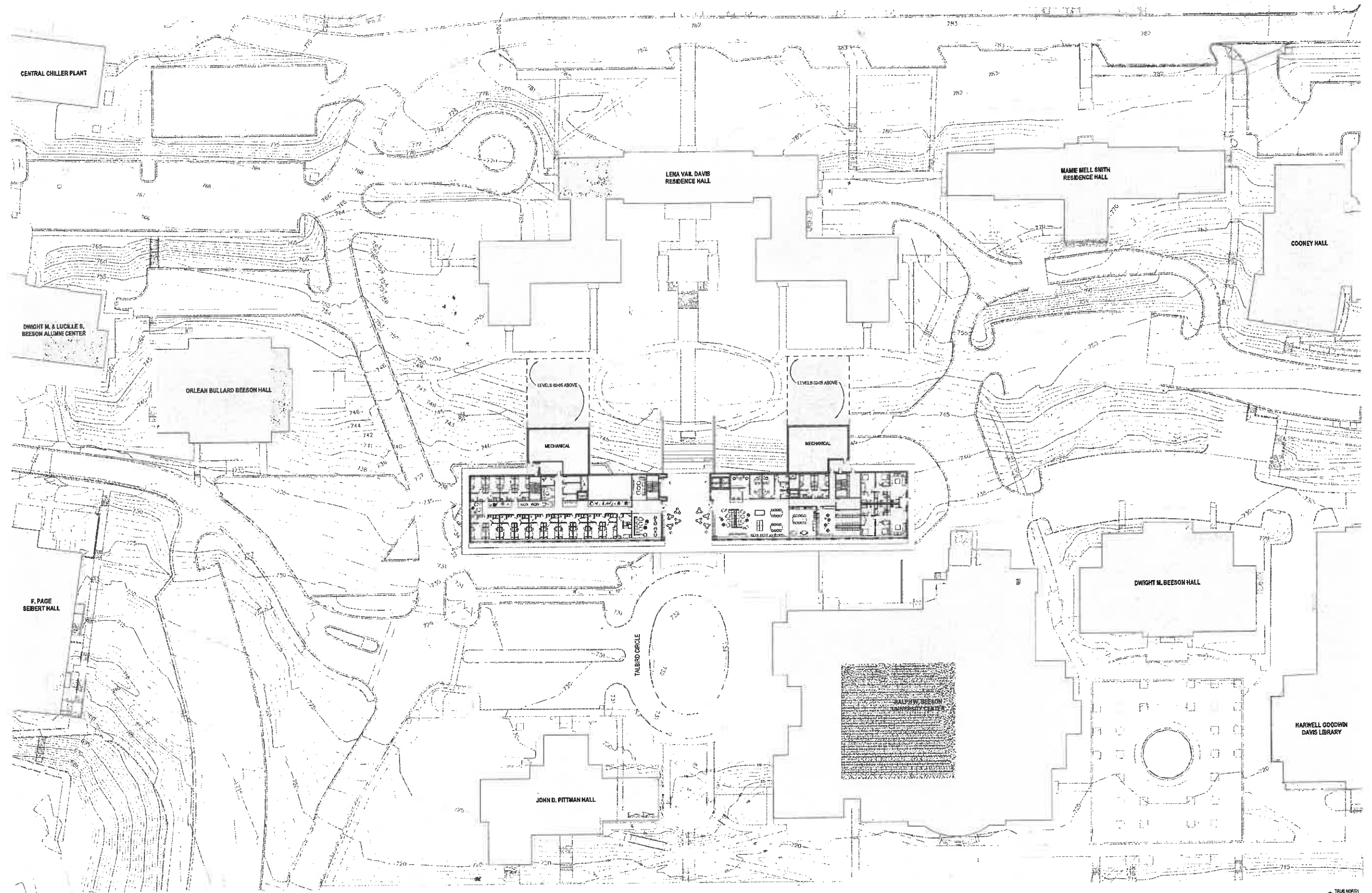
BUILDING DIRECTORY	BUILDING USE	GFA S.F.	STORIES	HEIGHT	NOTES
1 RALPH BROWN SCHOOL OF DENTISTRY	CLASSROOM	48,251	3	30'	DOCK
2 DOROTHY M. BROWN HALL	CLASSROOM	48,251	3	30'	
3 RALPH BROWN UNIVERSITY CENTER	STUDENT CENTER	122,194	2	34'	
4 LESLIE S. WRIGHT CENTER	PERFORMING ARTS	132,000	4	60'	
5 JOHN D. PITMAN HALL	STUDENT HOUSING	32,241	3	35'	87 units
6 JOHN BUCHANAN HALL	CLASSROOM	33,338	3	35'	
7 FRANK P. SAMPSON HALL	ADMINISTRATION	43,349	3	35'	
8 ROBERT L. MALLS HALL	CLASSROOM	43,354	3	35'	
9 THOMAS S. RUSSELL HALL	CLASSROOM	43,354	3	35'	
10 RED CHURCH CHAPMAN & BURNS HALL	STUDENT HOUSING	36,413	2 & 3	30'	120' STEEPLE
11 THOMAS G. BROOKS HALL	CLASSROOM	43,354	3	35'	
12 LUCILLE STEWART LAW LIBRARY	LIBRARY	43,354	3	44'	
13 MONTGOMERY LEAVE HODGSON HALL	CLASSROOM	76,092	2	30'	
14 HARRIETT & DAVIS LIBRARY	LIBRARY	107,718	4	44'	110' STEEPLE
15 ORLEAN BULLARD BROWN HALL	CLASSROOM	10,540	3	28'	
16 DOROTHY A. LUCILLE BROWN CENTER	CLASSROOM	24,601	3	35'	
17 E. PAGE BROWN CHAPMAN HALL	GYMNASIUM	8,800	4	50'	
18 LEO F. BARNESKY POLYHOUSE	GYMNASIUM	11,117	2	30'	
19 BARNESKY PRESS TOWER	PRESSBOX	2,180	3	40'	
20 REMOVED					
21 REMOVED					
22 LEWIS INDEPENDENT HALL	STUDENT HOUSING	18,830	2	24'	108 Units
23 CH. OMEGA	STUDENT HOUSING	11,330	2	28'	
24 ZETA TAU ALPHA	STUDENT HOUSING	24,744	2	28'	
25 ZETA CH	STUDENT HOUSING	18,817	2	28'	
26 SCALA HO. ALTA ZETA	STUDENT HOUSING	22,388	2	28'	
27 PH. HO.	STUDENT HOUSING	11,300	2	28'	
28 ALPHA PI-ITA PI	STUDENT HOUSING	12,388	2	28'	
29 BARNESKY & B	STUDENT HOUSING	1,000	1.5	28'	
30 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
31 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
32 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
33 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
34 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
35 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
36 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
37 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
38 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
39 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
40 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
41 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
42 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
43 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
44 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
45 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
46 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
47 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
48 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
49 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
50 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
51 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
52 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
53 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
54 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
55 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
56 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
57 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
58 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
59 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
60 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
61 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
62 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
63 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
64 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
65 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
66 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
67 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
68 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
69 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
70 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
71 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
72 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
73 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
74 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
75 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
76 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
77 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
78 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
79 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
80 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
81 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
82 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
83 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
84 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
85 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
86 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
87 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
88 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
89 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
90 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
91 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
92 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
93 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
94 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
95 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
96 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
97 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
98 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
99 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	
100 J. J. PATELLA HALL	STUDENT HOUSING	4,500	1.5	28'	

BUILDING DIRECTORY	BUILDING USE	GFA S.F.	STORIES	HEIGHT	NOTES
38 LINDA MAE WATER HALL	STUDENT HOUSING	8,454	3	28'	825 Units
39 WALTER WENDT WATER HALL	STUDENT HOUSING	8,454	3	30'	887 Units
40 WENDT BUILDING	STUDENT HOUSING	10,000	3	30'	910 Units
41 HENLEY	STUDENT HOUSING	10,333	2.5	30'	41 Units
42 WATKINS	STUDENT HOUSING	10,333	2.5	30'	41 Units
43 LUTHERS	STUDENT HOUSING	10,333	2.5	30'	37 Units
44 JAMES	STUDENT HOUSING	10,333	2.5	30'	41 Units
45 WATKINS	STUDENT HOUSING	10,333	2.5	30'	41 Units
46 DRUM	STUDENT HOUSING	10,540	2.5	30'	41 Units
47 DRUM	STUDENT HOUSING	10,508	2.5	32'	49 Units
48 LUCKIE	STUDENT HOUSING	10,508	2.5	32'	41 Units
49 ETHEL	STUDENT HOUSING	10,840	2.5	32'	41 Units
50 ROSA	STUDENT HOUSING	10,809	2.5	32'	48 Units
51 WATKINS	STUDENT HOUSING	10.5	2.5	32'	41 Units
52 EVANGELINE	STUDENT HOUSING	11,744	2.5	32'	103 Units
53 TREE TOP	STUDENT HOUSING	10,333	2.5	32'	35 Units
54 PATERSON BUILDING	ATHLETIC	3,999	1	27'	
55 GARDINER INTERNATIONAL	ATHLETIC	700	1	11'	
56 KATZBERG BUILDING	ATHLETIC	100	1	11'	
57 HENRIKSEN	SCHOOL BUS PICK UP	3000	1.5	11'	***
58 WEST CAMPUS PARKING DECK	PARKING	95,851	2	20'	
59 NORTHEAST PARKING DECK	PARKING	101,001	3	25'	
60 SERVICE BUILDING 3	MAINTENANCE	350	1	17'	
61					
62 MEDICAL HALL	CLERK HOURS	2,148	3	33'	
63 BOLDER PAVILION #1	CLERK BATH/RESTROOM	1,588	1	16'	
64 FINEST FEELING	POULTRY	1,000	1	24'	
65 WEST HENLEY	ATHLETIC	147,022	3	46.5'	
66 BOLDER PAVILION #2	ENERGY MAINTENANCE	2,100	1	24'	
67 NORTH PARKING DECK	PARKING	416,724	8	44.15'	
68 SOFTBALL FIELD HOUSE	ATHLETIC	8,500	1	28'	
69 SOFTBALL CONVERSION BUILDING	ATHLETIC	1,550	2	35'	
70 CENTRAL FIELD HOUSE	ATHLETIC	48,000	3	52.25'	
71 BOLDER PAVILION #3	CLERK BATH/RESTROOM	1,456	1	24'	
72 WEST CAMPUS HALL 100	STUDENT HOUSING	35,188	3	43.0'	100 Units
73 WEST CAMPUS HALL 200	STUDENT HOUSING	35,188	3	42.1'	100 Units
74 WEST CAMPUS HALL 300	STUDENT HOUSING	35,188	3	41'	100 Units
75 WEST CAMPUS HALL 400 +	STUDENT HOUSING	35,188	3	42.5'	100 Units
76 BROOK SCHOOL OF BUSINESS	CLASS ROOM	72,650	4	43'	
77 ORECK RESIDENCE HALL 100	STUDENT HOUSING	19,873	3	42.5'	72 Units
78 ORECK RESIDENCE HALL 200	STUDENT HOUSING	17,888	3	42.5'	84 Units
79 ORECK RESIDENCE HALL 300	STUDENT HOUSING	17,888	3	42.5'	84 Units
80 ORECK CHAMBERLAIN ADDITION	ATHLETIC	38,343	3	42.5'	
81 ORECK RESIDENCE HALL	STUDENT HOUSING	44,550	3 + 2 + 8	51'	515 Units









1 SITE PLAN  
1" = 30'-0"



Samford University Freshman Residence Hall

10/03/2023

SITE PLAN / LEVEL 01

CONCEPTUAL DESIGN,  
NOT FOR CONSTRUCTION

Perkins&Will





① CONCEPTUAL RENDERING - SOUTHWEST  
1/2" = 1'-0"



② CONCEPTUAL RENDERING - NORTHEAST  
1/2" = 1'-0"



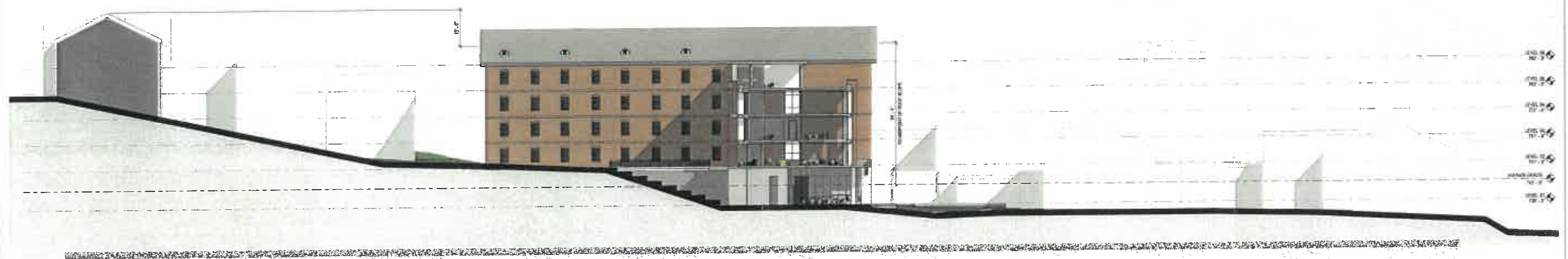
Samford University Freshman Residence Hall

10/03/2023

**CONCEPTUAL RENDERINGS**

CONCEPTUAL DESIGN,  
NOT FOR CONSTRUCTION

**Perkins&Will**



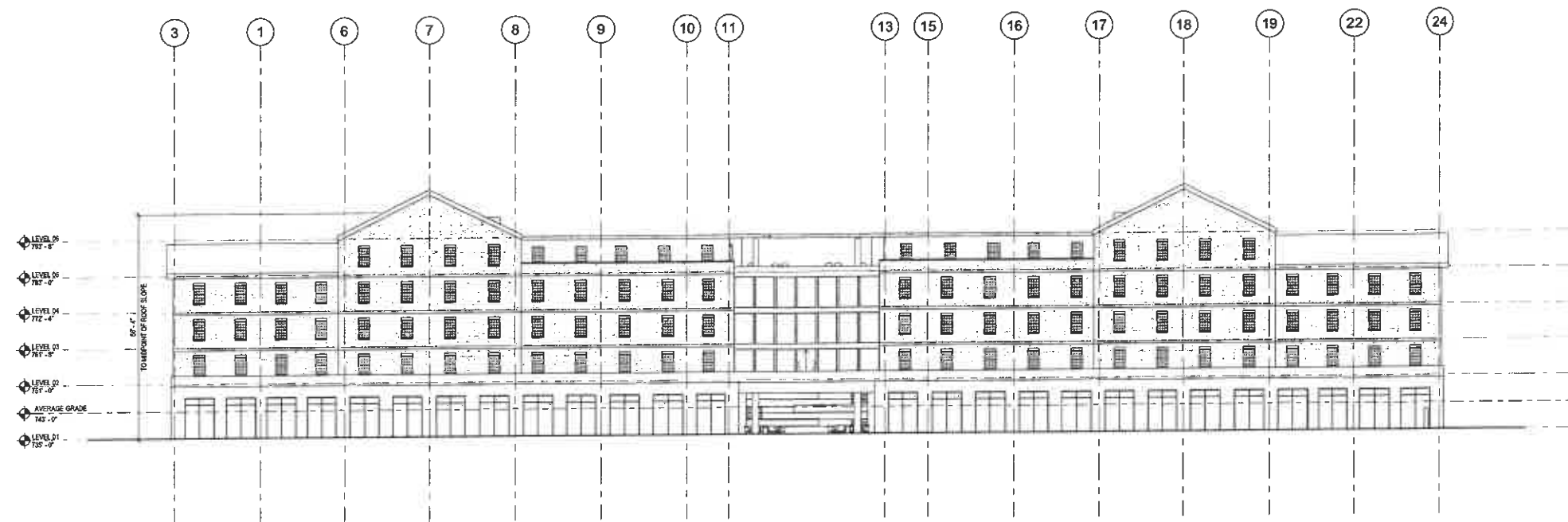
Samford University Freshman Residence Hall

10/03/2023

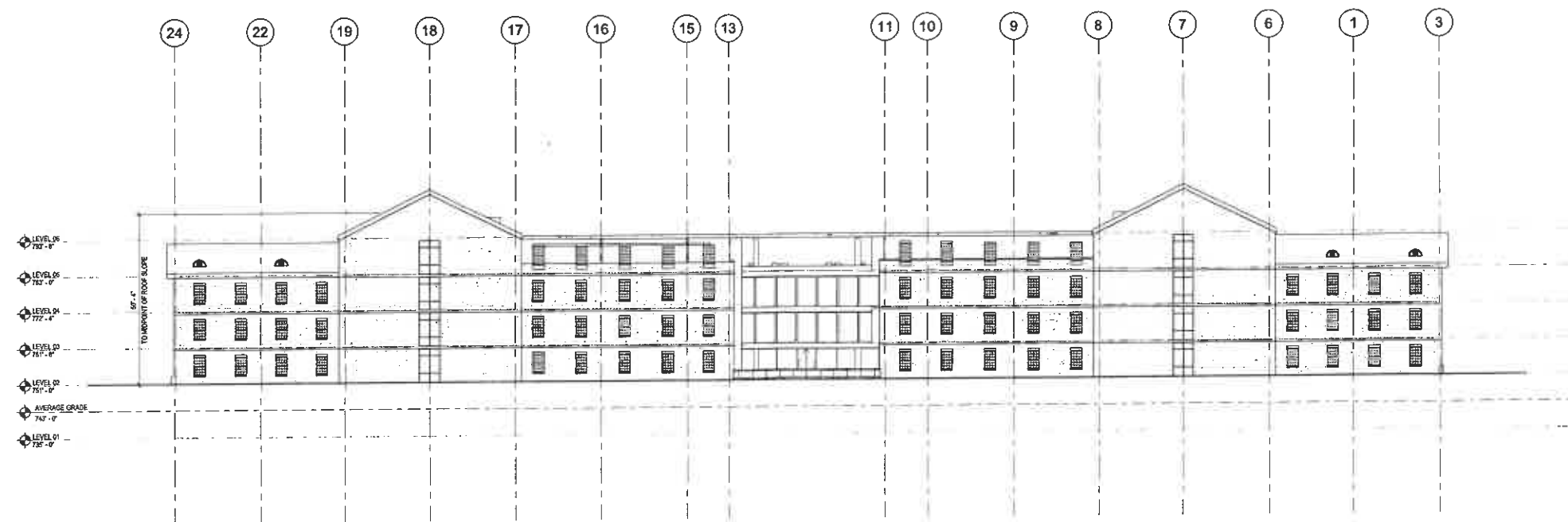
## SITE SECTION

CONCEPTUAL DESIGN,  
NOT FOR CONSTRUCTION

**Perkins&Will**



1 EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH  
1/16" = 1'-0"



Samford University Freshman Residence Hall

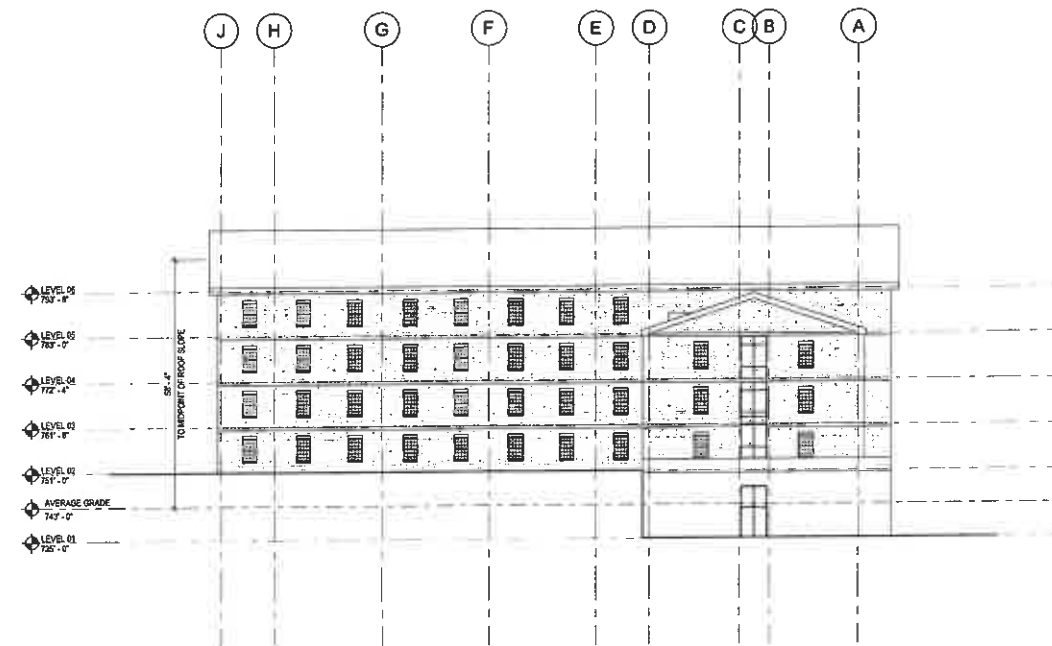
10/03/2023

## EXTERIOR ELEVATIONS

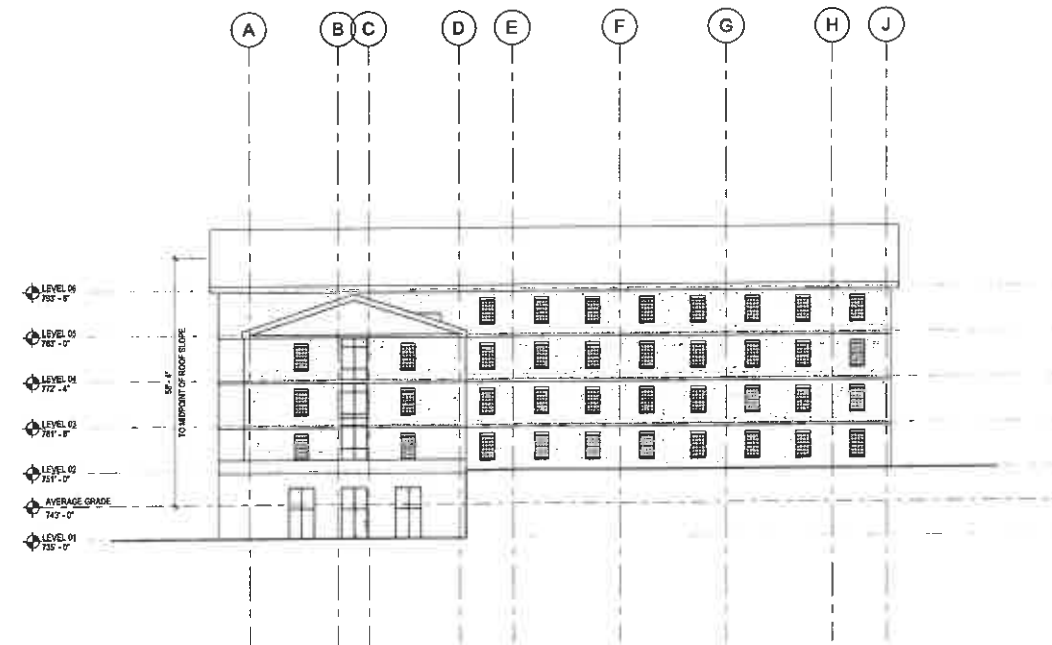
CONCEPTUAL DESIGN,  
NOT FOR CONSTRUCTION

**Perkins&Will**





1 EXTERIOR ELEVATION - WEST  
1/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
1/16" = 1'-0"



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

**Planning Commission**  
**PUBLIC HEARING NOTICE**

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

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, beginning at **6:00 P.M., on Tuesday, November 7, 2023.** As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

**Samford University**

for a proposed subdivision plat of land owned by:

**Samford University**

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

**800 Lakeshore Drive**

**Parcels: 29-00-13-4-010-003.000 & 28-00-18-3-001-009.003**

**The proposal consists of an AMENDED DEVELOPMENT PLAN**

**Purpose:**  
**A request for an approval of an amendment to the Final Development Plan for Samford University to permit the proposed construction of a new five- story, 515- bed, Freshman Residence Hall, comprising a total of 142,737 GSF, designed to accommodate the University's on-going student housing needs.**

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

This notice is sent by U.S. mail on or before October 31, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # AD 23-11-01**

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 would like to view the live stream for this meeting, you will find the "Live Stream" link on our website ([www.cityofhomewood.com](http://www.cityofhomewood.com)) on the home page, or you can connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream).

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

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) by clicking on the "Upcoming Meetings/Planning Commission" tab approximately one week before the scheduled meeting.

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



City of Homewood  
BZA Case Map

800 Lakeshore Dr.

AD 23-11-01

Aerial Photo

 Subject Property  
 Parcels



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

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





City of Homewood  
PC Case Map

800 Lakeshore Dr

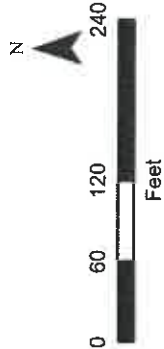
AD 23-11-01

Aerial Map

Freshman Residence  
Hall



- Parcels
- New Building Area



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

**Form IX.  
APPLICATION FOR RESURVEY APPROVAL  
HOMEWOOD PLANNING COMMISSION**

Physical Address: 819 Green Springs Hwy  
 Date application filed: 9/21/23 Vacant lot(s)? \_\_\_\_\_  
 Subdivision location: Green Springs Hwy  
 Tax map Parcel I.D. Number(s): 29 00 23 1 002 002.000  
 Acreage: 4.05 acres Number of proposed lots: 2  
 Current Zoning: GURD Proposed land use: mixed

Activity requested by applicant: (please check as applicable)

Divide Property: X Move lot line(s): \_\_\_\_\_  
 Combine Property: \_\_\_\_\_ Other: \_\_\_\_\_

Applicant: <u>DAVE ARRINGTON</u>	Owner: <u>Greensprings Development, LLC</u>
Phone: <u>205-229-5434</u>	Phone: <u>(205) 249-3757</u>
Address: <u>2032C Valledale Rd</u>	Address: <u>P.O. Box 590143</u>
<u>Birmingham</u> <u>AL</u> <u>35244</u>	<u>Bham</u> <u>AL</u> <u>35259</u>
City State Zip	City State Zip

REDACTED Signature of Applicant \_\_\_\_\_ REDACTED Signature of Owner \_\_\_\_\_

Registered Land Surveyor: Jeff Arrington (Arrington Engineering)  
 Phone: (205) 985-9315  
 Address: 2032C Valledale Rd  
Birmingham AL 35244  
 City State Zip

**FOR CITY USE ONLY**

Application received by: FRED GOODWIN on OCTOBER 11, 2023  
 \$ 200.00 Application fee\* received on 10/11/2023 by receipt # 497874

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 RESURVEY TO SUBDIVIDE ONE LOT INTO  
 2 LOTS.



**LEGAL DESCRIPTION**

**815 – 819 Green Springs Highway**

**( Case # RS 23-11-02 )**

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

The Edge Resurvey, being a resurvey of Lot 1 according to the survey of Shunnarah's First Addition to Green Springs Highway as recorded in Map Book 258, Page 93, in the Office of the Judge of Probate of Jefferson County, Alabama.

# FLOOD ZONE NOTE

THE ENTIRE PROPERTY IS LOCATED IN ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FEDERAL INSURANCE RATE MAP # 01073C0554J PANEL 554 OF 755 MAP EFFECTIVE DATE 09/24/2021

## GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

## THE EDGE RESURVEY

BEING A RESURVEY OF LOT 1 ACCORDING TO THE SURVEY OF SHUNNARAH'S FIRST ADDITION TO GREEN SPRINGS HWY AS RECORDED IN MAP BOOK 258, PAGE 93 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 3 WEST JEFFERSON COUNTY, ALABAMA

STATE OF ALABAMA  
COUNTY OF JEFFERSON

THE UNDERSIGNED, JEFF D. ARRINGTON, SURVEYOR AND GREENSPRINGS DEVELOPMENT LLC, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF LANDS SHOWN THEREIN AND KNOWN OR TO BE KNOWN AS THE EDGE RESURVEY SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, 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 SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF SHUNNARAH'S FIRST ADDITION TO GREEN SPRINGS HWY AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY IN MAP BOOK 258, PAGE 93; 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. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE HELD BY THE FOLLOWING MORTGAGEE: SERVIFIRST BANK.

I HEREBY 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.

SURVEYOR: JEFF D. ARRINGTON, ALABAMA LIC. NO. 18664  
OWNER: GREENSPRINGS DEVELOPMENT, LLC

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

MORTGAGEE: SERVIFIRST BANK ITS: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

DATE: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS \_\_\_\_\_ OF GREENSPRINGS DEVELOPMENT, LLC, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS \_\_\_\_\_ OF SERVIFIRST BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS \_\_\_\_\_ OF SERVIFIRST BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS \_\_\_\_\_ OF SERVIFIRST BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS \_\_\_\_\_ OF SERVIFIRST BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

## CITY OF HOMEWOOD PLANNING COMMISSION CASE #08-23-11-02

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1, ACCORDING TO THE SURVEY OF SHUNNARAH'S FIRST ADDITION TO GREEN SPRINGS HWY AS RECORDED IN MAP BOOK 258 PAGE 93 IN THE JEFFERSON COUNTY PROBATE OFFICE INTO 2 LOTS.

## SPECIAL NOTES:

- NO VEHICULAR INGRESS AND EGRESS BETWEEN LOT 2 AND COLUMBIANA ROAD SHALL BE PERMITTED WITHOUT APPROVAL FROM THE CITY OF HOMEWOOD. VEHICULAR INGRESS AND EGRESS TO AND FROM LOT 2 IS PROVIDED ACROSS LOT 1 PURSUANT TO A SEPARATE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT AND IS NOT CREATED PURSUANT TO THIS PLAT.
- ANY CROSS PARKING RIGHTS BETWEEN LOT 1 AND LOT 2 ARE SET FORTH PURSUANT TO A SEPARATE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT AND IS NOT CREATED PURSUANT TO THIS PLAT.

## NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE LOTS SHOWN HEREON ARE SUBJECT TO SETBACKS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
- ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. THE CITY OF HOMEWOOD IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT OF WAY.
- NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF HOMEWOOD PLANNING COMMISSION.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.

## ENDORSEMENT BY THE PLANNING COMMISSION, AS FOLLOWS:

Final Plat approved by resolution of the Homewood Planning Commission on \_\_\_\_\_ 20\_\_\_\_

Chairman Secretary

Zoning Administrator Date \_\_\_\_\_ 20\_\_\_\_

## DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

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.



VICINITY MAP  
NOT TO SCALE

This aerial map shows a large, irregularly shaped property outlined in red. The property is situated in an industrial or commercial area. To the south of the property is Green Springs Hwy, and to the east is Edgewood Pl. The property itself contains several buildings, including a large white warehouse-like structure on the left, a dark building in the center, and a smaller white building on the right. There are also parking lots with several vehicles. Surrounding streets include Columbian Rd to the north and Edgewood Pl to the east. Various address labels are visible throughout the map, including 813, 815, 817, 819, 821, 820, 825, 433, 421, 426, 430, 434, 729, 731, 733, 735, 737, 739, 809, 811, 813, 815, 817, 819, 821, and 433.

This aerial map shows a large, irregularly shaped property outlined in red. The property is situated in an industrial or commercial area. To the south of the property is Green Springs Hwy, and to the east is Edgewood Pl. The property itself contains several buildings, including a large white warehouse-like structure on the left, a dark building in the center, and a smaller white building on the right. There are also parking lots with several vehicles. Surrounding streets include Columbian Rd to the north and Edgewood Pl to the east. Various address labels are visible throughout the map, including 813, 815, 817, 819, 821, 820, 821, 421, 425, 433, 414, 418, 426, 430, 434, 809, 811, 813, 815, 817, 819, 821, 729, 731, 733, 735, 737, 739, and 813.

This aerial map shows a large, irregularly shaped property outlined in red. The property is situated in an industrial or commercial area. To the south of the property is Green Springs Hwy, and to the east is Edgewood Pl. The property itself contains several buildings, including a large white warehouse-like structure on the left, a dark building in the center, and a smaller white building on the right. There are also parking lots with several vehicles. Surrounding streets include Columbian Rd to the north and Edgewood Pl to the east. Various address labels are visible throughout the map, including 813, 815, 817, 819, 821, 820, 821, 421, 425, 433, 414, 418, 426, 430, 434, 809, 811, 813, 815, 817, 819, 821, 729, 731, 733, 735, 737, 739, and 813.

This aerial map shows a large, irregularly shaped property outlined in red. The property is situated in an industrial or commercial area. To the south of the property is Green Springs Hwy, and to the east is Edgewood Pl. The property itself contains several buildings, including a large white warehouse-like structure on the left, a dark building in the center, and a smaller white building on the right. There are also parking lots with several vehicles. Surrounding streets include Columbian Rd to the north and Edgewood Pl to the east. Various address labels are visible throughout the map, including 813, 815, 817, 819, 821, 820, 825, 433, 421, 426, 430, 434, 729, 731, 733, 735, 737, 739, 809, 811, 813, 815, 817, 819, 821, and 433.



This aerial map shows a large, irregularly shaped property outlined in red. The property is situated in an industrial or commercial area. To the south of the property is Green Springs Hwy, which runs diagonally across the bottom of the image. To the east of the property is Edgewood Pl, which runs vertically. To the north of the property is Columbian Rd, which runs horizontally. The property itself contains several buildings, including a large white building on the left, a dark building in the center, and a smaller white building on the right. There are also parking lots, some with cars, and a large, open, unpaved area in the center. Surrounding the property are other commercial properties with various buildings and parking lots. Address labels are visible throughout the map, including 813, 815, 817, 819, 821, 820, 825, 433, 421, 426, 430, 434, 729, 731, 733, 735, 737, 739, 809, 811, 813, 815, 817, 819, 821, 414, 418, 426, 430, 434, and 820.



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

**Planning Commission**  
**PUBLIC HEARING NOTICE**

---

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

This letter shall serve as a public hearing notice by the Homewood Planning Commission of a meeting to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, beginning at **6:00 P.M., on Tuesday, November 7, 2023**. As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

**David Arrington / Arrington Engineering**

for a proposed subdivision plat of land owned by:

**Greensprings Development, LLC**

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

**815 – 819 Green Springs Highway**

**Parcel ID: 29-00-23-1-002-002.000**

**The proposal consists of a RESURVEY**

**Purpose:**

**A request for approval of a Resurvey to subdivide the subject property, comprising approximately 4-acres, into two separate lots to facilitate future development.**

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

This notice is sent by certified mail on or before October 31, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # RS 23-11-02**

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 would like to view the live stream for this meeting, you will find the "Live Stream" link on our website ([www.cityofhomewood.com](http://www.cityofhomewood.com)) on the home page, or you can connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream).

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

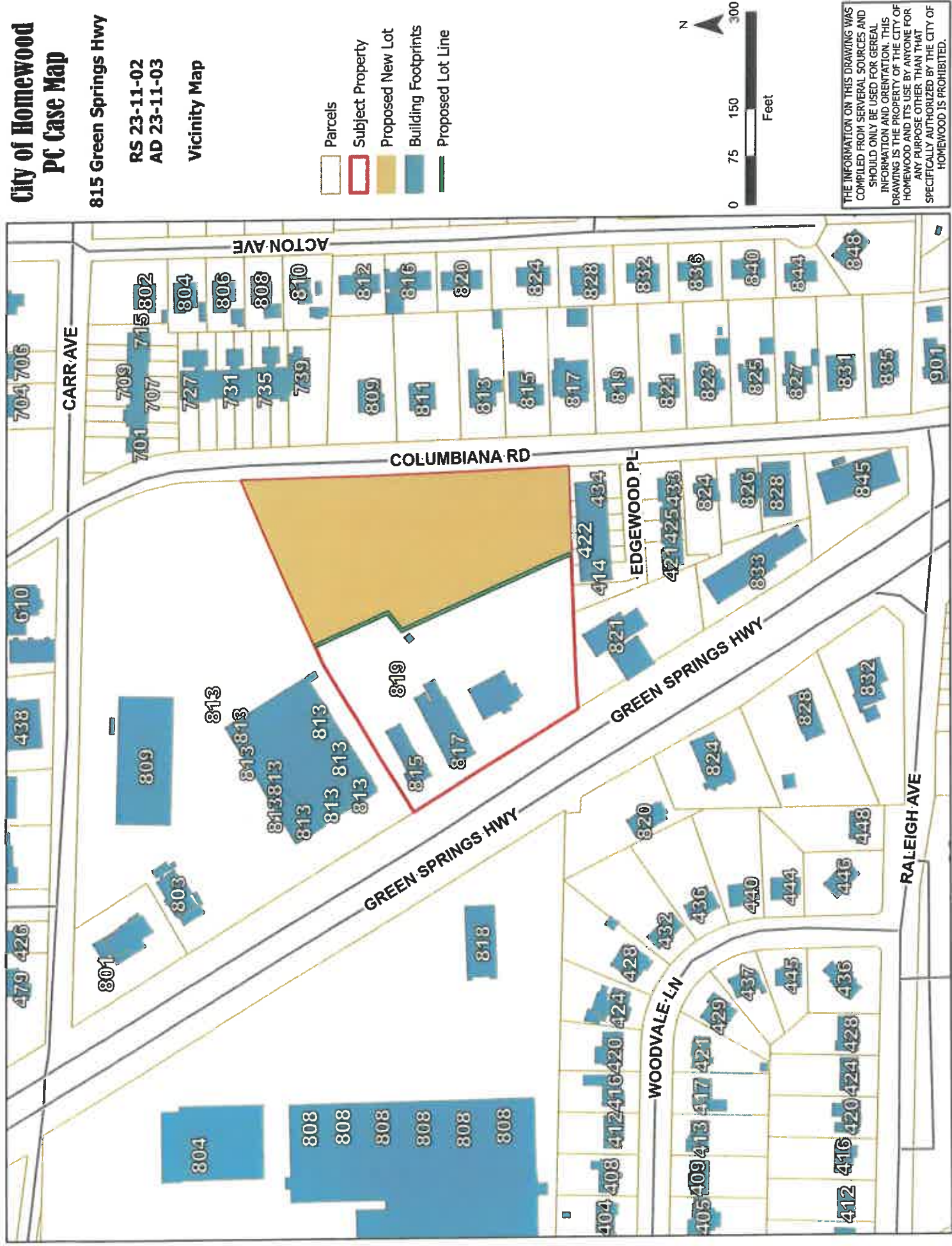
A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) by clicking on the "Upcoming Meetings/Planning Commission" tab approximately one week before the scheduled meeting.

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





City of Homewood  
PC Case Map  
815 Green Springs Hwy  
RS 23-11-02  
AD 23-11-03  
Vicinity Map



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

1. Name of development: The Edge
2. Date application filed: 10/20/2023      3. Requested hearing date: 11/07/2023
4. Approval requested by this application
- \_\_\_\_ Preliminary Development Plan
- \_\_\_\_ Amendment to Preliminary Development Plan
- \_\_\_\_ Final Development Plan
- X Amendment to Final Development Plan
5. Applicant: Brian Hatcher
- Phone: (205) 251-4500
- Address: 880 Montclair Road, Suite 600, Birmingham, AL 35216
6. Owner: J.J. Thomas, Esq.
- Phone: \_\_\_\_\_
- Address: PO Box 590143, Birmingham, AL 35259
7. Attorney or authorized agent: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Address: \_\_\_\_\_
8. Engineer: LBYD, Inc.
- Phone: (205) 488-4614
- Address: 880 Montclair Road, Suite 600, Birmingham, AL 35216
9. Surveyor: Arrington Engineering
- Phone: (205) 985-9315
- Address: 2032C Valleydale Road, Birmingham, AL 35244

10. Development Address(s): 815 Greensprings Highway, 35209

11. Tax map parcel number(s): 2900231002002.000

12. Acreage: Lot 1: 1.80 acres      13. Zoning: GURD

Lot 2: 2.25 acres

14. Check all submissions with this application:

☒ checklist

☒ application fee

☒ original plan in D-size

☒ two (2) copies of plan

☒ eleven by seventeen (11x17) of plan

☒ proof of ownership

REDACTED

Signature of applicant: \_\_\_\_\_

Signature of authorized agent or attorney: \_\_\_\_\_

Signature of authorization by owner: \_\_\_\_\_ REDACTED

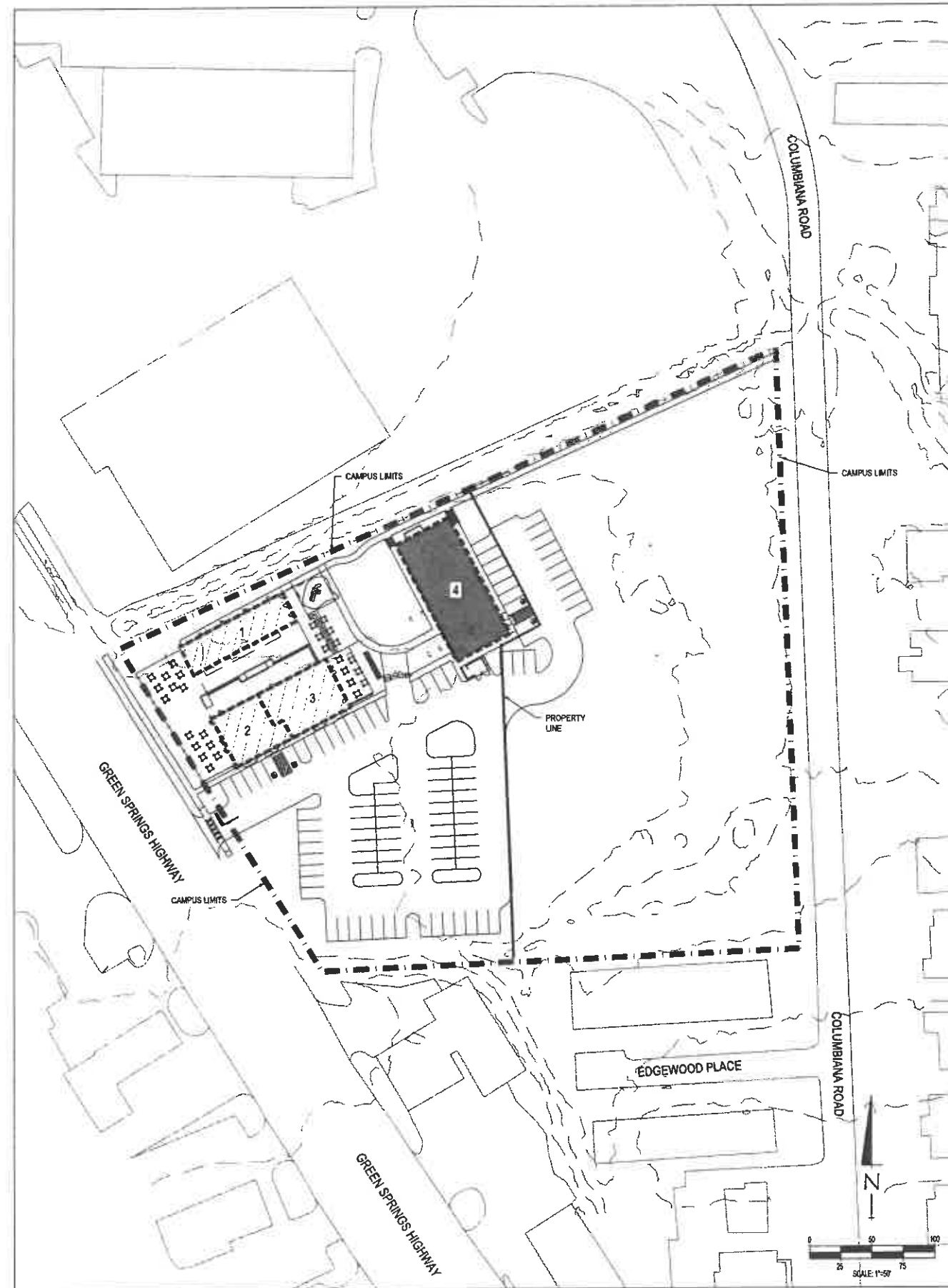
**For City Use Only:**

\$ 100.00 application fee received on OCT. 23, 2023 by receipt # 497877

Scheduled hearing date: NOVEMBER 7, 2023

Application received by: FRED GOODWIN on OCTOBER 23, 2023





**THE EDGE**  
AMENDMENT TO THE FINAL DEVELOPMENT PLAN  
October, 2023

**SITE DEVELOPMENT DATA MATRIX**

CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Gross Site Area = 176,900 s.f. = 4.06 Acres	Minimum lot area: 10,000 sf
Proposed Building Gross Floor = 11,030 s.f.	Maximum Allowable Building Gross Floor Area No Maximum
Total Proposed Ground Surface Coverage: By Building = 11,030 s.f. By Accessory Structures = 1,116 s.f. By Parking and service Pavement = 37,851 s.f. By Utility and Drainage Improvements = 0	No Maximum Area of Ground Coverage
Total = 59,997 s.f. % of Gross Site Area = 33.9%	
Total Parking Spaces Provided = 95 Spaces (stalls)	Required Parking Spaces (Restaurant) = 1.5 spaces per 100 sf of floor area = 64 Spaces Required Parking Spaces (Retail) = 3 spaces per 1000 sf of floor AREA = 21 Spaces Total Required Parking Spaces = 85 Spaces
Total Loading Spaces Provided = 1 space	Required Loading Spaces = 1 Space for floor areas up to 30,000 sf. = 1 Loading Space Required
Proposed Building Height = 26'	Maximum Allowable Building Height = 45'

**NOTES:**

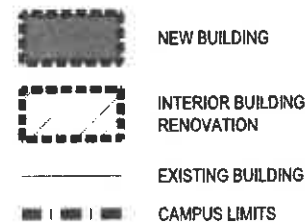
1. PARCEL 2900231002002.000 WILL BE BROUGHT INTO COMPLIANCE WITH CITY OF HOMEWOOD'S LANDSCAPE ORDINANCE.
2. ANY CROSS-PARKING RIGHTS BETWEEN LOT 1 AND LOT 2, AS ESTABLISHED BY THE RESURVEY OF THE SUBJECT PROPERTY TITLED "THE EDGE RESURVEY", DATED NOVEMBER 2023 (PC CASE NO: RS 23-11-02), ARE SET FORTH PURSUANT TO A SEPARATE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT AND IS NOT CREATED PURSUANT TO THIS PLAT.

#	BUILDING DIRECTORY	BUILDING USE	GFA (SF)	STORIES	PARCEL #	NOTES
1	RESTAURANT	RESTAURANT	1,894	1	2900231002002.000	
2	RETAIL	RETAIL	1,819	1	2900231002002.000	
3	RESTAURANT	RESTAURANT	2,318	1	2900231002002.000	
4	RETAIL	RETAIL	4,999	1	2900231002002.000	

PLANNING COMMISSION CASE NO:  
• AD 23-11-03

CAMPUS INCLUDES PARCELS (ZONING):  
• 2900231002002.000 (GURD)

**LEGEND**



**NOTES:**

1. All future light poles will not exceed the height allowed by Homewood Ordinances.
2. A minimum 10' wide planted buffer is required between "I-3" districts and all adjacent residential district. Any variance from this requirement will require BZA approval.
3. All signage shall comply with the Homewood Sign Ordinance.
4. Buildings shall be no closer than 25 feet from a public street, nor 15 feet from a district boundary.
5. All public improvements, made in connection with the development of this site, shall conform to the Homewood Subdivision Regulations.
6. All construction shall conform to the building codes and pertinent ordinances of the City of Homewood.
7. Traffic striping and signage is appropriate for this development.
8. All proposed drainage facilities handling surface runoff to be connected to existing facilities via appropriately sized underground piping system.
9. All landscaping will meet or exceed City of Homewood landscape ordinances.

This plan has been reviewed by the Fire Marshal of the Homewood Fire Department, and has been found to be in compliance with the Fire Marshal's emergency response requirements for hydrants accessibility and with the Fire Marshal's criteria for structure accessibility and for travelways designated and/or reserved for emergency vehicular access and circulation.

Fire Marshal, Homewood Fire Department \_\_\_\_\_ Date \_\_\_\_\_

Fire Department Connection to be approved by Homewood Fire Marshal prior to building construction.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Applicants shall read and initial:

The approved Final Development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

Applicant's Initials \_\_\_\_\_

The applicant's Final Development plan is certified by the Zoning Administrator as containing the required information:

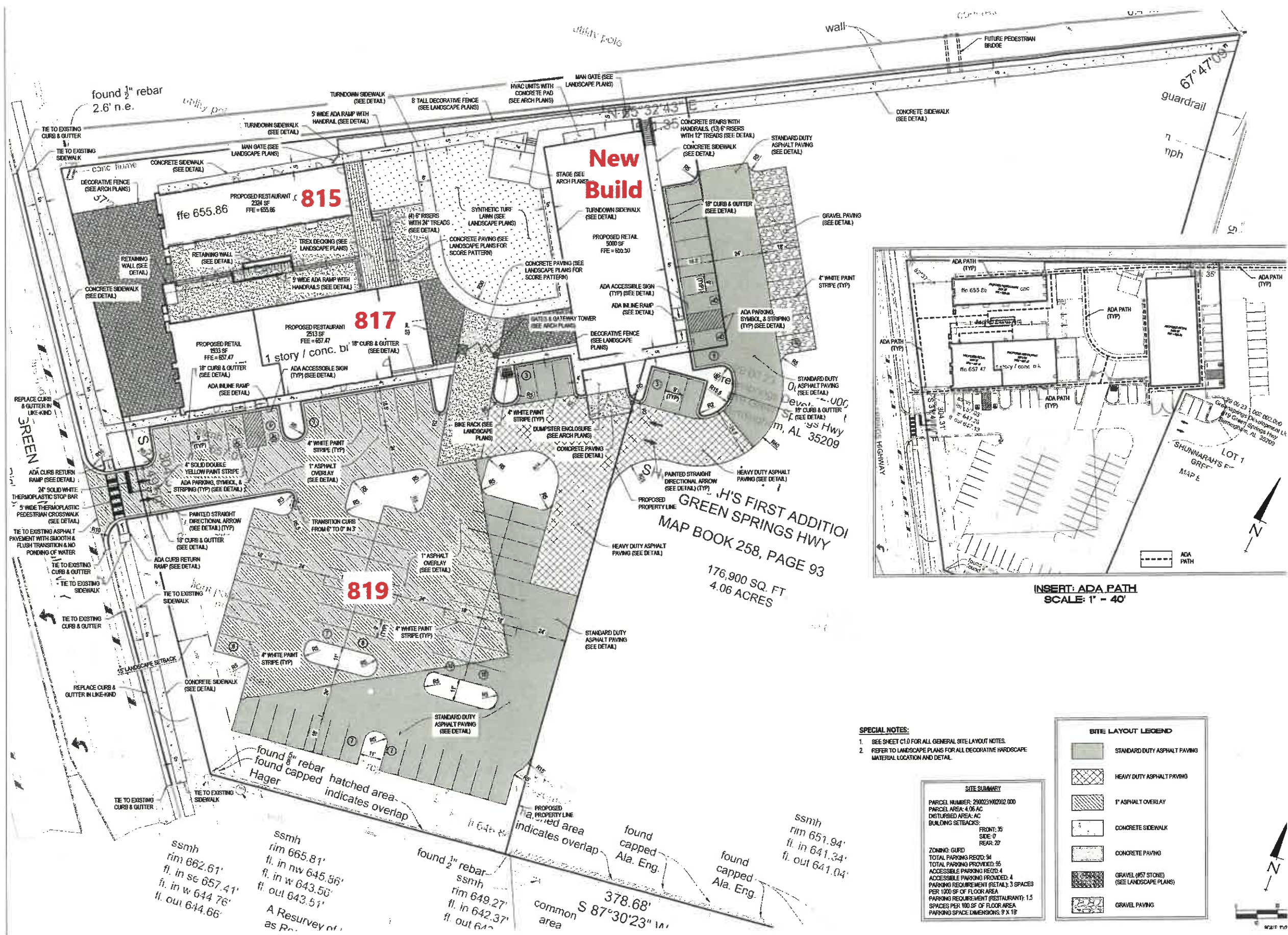
Zoning Administrator \_\_\_\_\_

Final Development Plan approved by resolution of the Homewood Planning Commission on:

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

Final Development Plan approved by the Homewood City Council:

City Council President \_\_\_\_\_ Date \_\_\_\_\_  
City Clerk \_\_\_\_\_ Date \_\_\_\_\_





**LEGAL DESCRIPTION**

**815 – 819 Green Springs Highway**

**( Case # AD 23-11-03 )**

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

The Edge Resurvey, being a resurvey of Lot 1 according to the survey of Shunnarah's First Addition to Green Springs Highway as recorded in Map Book 258, Page 93, in the Office of the Judge of Probate of Jefferson County, Alabama.



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4<sup>th</sup> Floor

Homewood, Alabama 35209

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

**Planning Commission**  
**PUBLIC HEARING NOTICE**

---

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

This letter shall serve as notice of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, beginning at **6:00 P.M., on Tuesday, November 7, 2023.** As an option, the Public Hearing is also being held as an on-line meeting. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER).**

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

**Brian Hatcher / LBYD Engineers, Inc.**

for a proposed subdivision plat of land owned by:

**J. J. Thomas / Greensprings Development, LLC**

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

**815 – 819 Green Springs Highway**

**Parcels: 29-00-23-1-002-002.000**

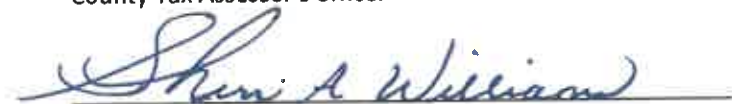
**The proposal consists of an AMENDED DEVELOPMENT PLAN**

**Purpose:**

A request for approval of an amendment to the previously approved Final Development Plan for "The Edge" mixed use development project which reflects the proposed subdivision of the subject property's current 4- acre site into two separate lots to facilitate future development.

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

This notice is sent by U.S. mail on or before October 31, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # AD 23-11-03**

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

**Instructions:** Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

If you would like to view the live stream for this meeting, you will find the "Live Stream" link on our website ([www.cityofhomewood.com](http://www.cityofhomewood.com)) on the home page, or you can connect directly via:  
[www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream).

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

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) by clicking on the "Upcoming Meetings/Planning Commission" tab approximately one week before the scheduled meeting.

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



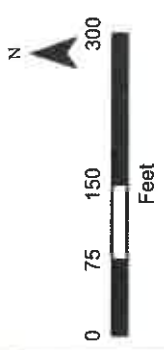
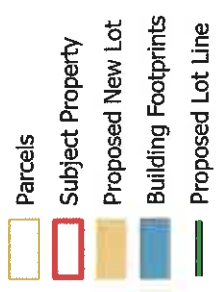


# City of Homewood PC Case Map

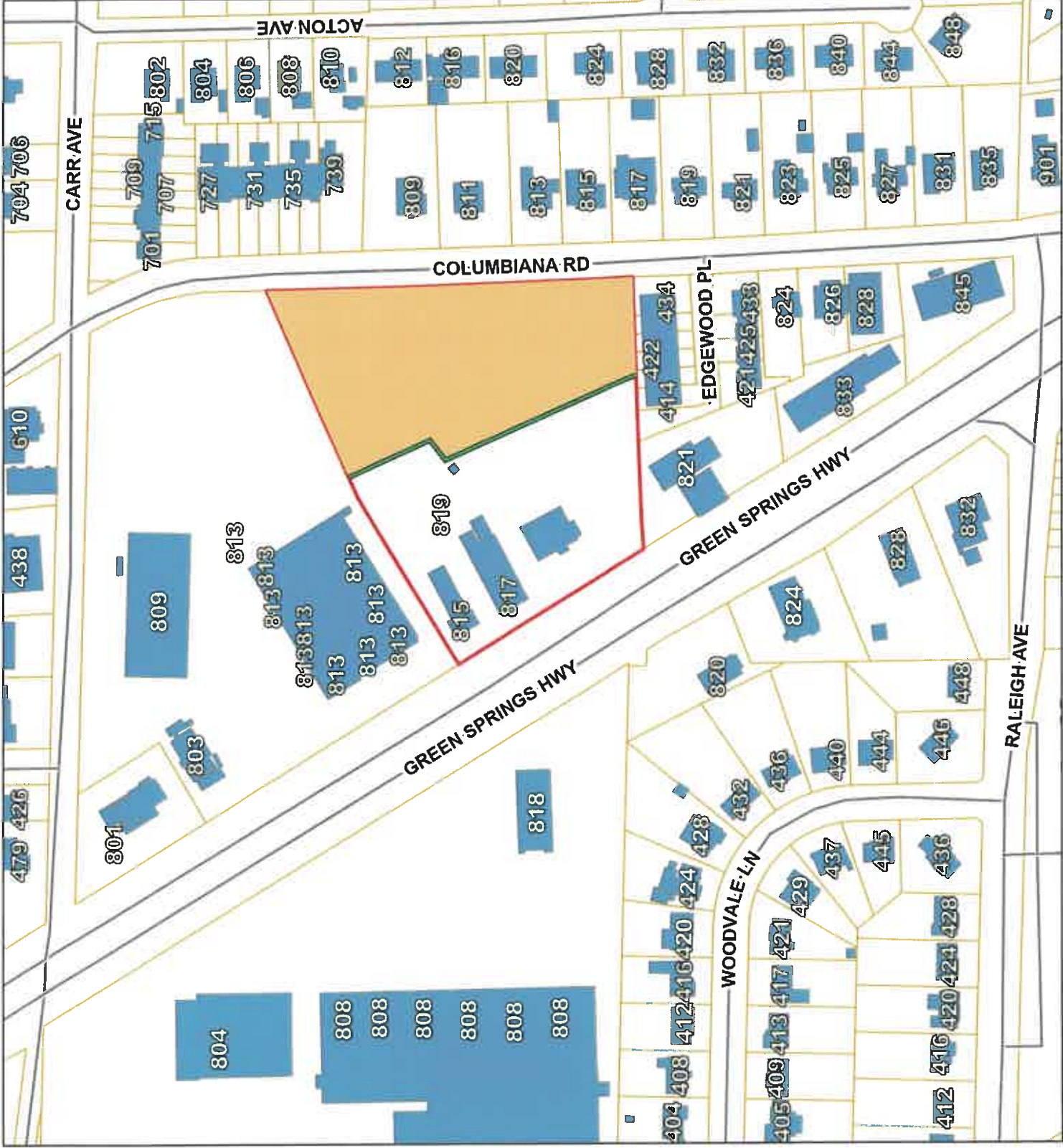
815 Green Springs Hwy

RS 23-11-02  
AD 23-11-03

### Vicinity Map



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





City of Homewood  
PC Case Map

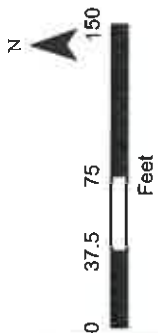
815 Green Springs Hwy

RS 23-11-02

AD 23-11-03

Aerial Map

Parcels  
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.

