

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that a Final Development Plan for the **Greensprings Urban Renewal District Zoning District (GURD)** for the property described hereinbelow will be considered by the City Council of the City of Homewood, at a public meeting to be held for that purpose at the City Hall in Homewood, on **November 24, 2025, at 6:00 p.m., at Homewood City Hall**, at which time and place all persons who desire shall have an opportunity of being heard in opposition to, or in favor of, such Ordinance or any provision thereof.

A written protest signed by owners of property may be filed with the City Clerk's Office with respect to such proposed amendment of the Final Development Plan on or before three (3) days prior to the public hearing.

Property Address: 198 Green Springs Highway  
Homewood, Alabama 35209  
Parcel ID No. 29-00-14-3-002-003.000  
*See Exhibit A attached hereto*

Current Zoning: Greensprings Urban Renewal (GURD)

FINAL DEVELOPMENT PLAN APPROVAL  
*See Exhibit B attached hereto*

Witness my hand this 13 day of October, 2025.

  
\_\_\_\_\_  
City Clerk, City of Homewood

This notice posted: October 24, 2025

At the following locations: Mayor's Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)

And at [www.cityofhomewood.com](http://www.cityofhomewood.com)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO APPROVE THE FINAL DEVELOPMENT PLAN AS REQUIRED BY THE GREENSPRINGS URBAN RENEWAL DISTRICT ZONING DISTRICT (GURD) FOR THE PROPERTY DESCRIBED IN SECTION 1 BELOW AND IN EXHIBIT A ATTACHED HERETO.**

**WHEREAS**, the Planning Commission of the City of Homewood, Alabama, has favorably recommended the approval of the Final Development Plan as required by the Greensprings Urban Renewal District Zoning District (GURD) for the property described in Section 1 below and in Exhibit A attached hereto.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMEWOOD, ALABAMA**, as follows:

**Section 1.** That the Final Development Plan for the following described parcel of property, described in Exhibit A, located in the City of Homewood, Jefferson County, Alabama, and more particularly described as follows:

**198 Green Springs Highway  
Homewood, Alabama 35209  
Parcel ID No. 29-00-14-3-002-003.000  
See Exhibit A**

be and the same hereby is approved pursuant to the Final Development Plan attached as Exhibit B hereto.

**Section 2.** That from and after the enactment of this Ordinance by the City Council of the City of Homewood and its approval by the Mayor, or its otherwise becoming a law, that the Final Development Plan attached as Exhibit B hereto shall control the uses and restrictions applicable to the property described in Section 1 and in Exhibit A hereof and previously zoned to the Greensprings Urban Renewal District Zoning District (GURD).

**Section 3.** That on **November 24, 2025, at 6:00 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 Final Development Plan for the Greensprings Urban Renewal District Zoning District (GURD) property described herein, at which time, all interested parties may appear and be heard.

**Section 4.** That the City Clerk shall give notice of the time and place of such hearing by posting a copy of this Ordinance at the places listed below once a week for two consecutive weeks in advance of its passage, and, in addition thereto, shall give not less than fifteen (15) days' notice in writing prior to **November 24, 2025**, to all owners of property located in whole, or in part, within 500 feet from the boundaries of the above-described property, as shown on the records in the office of the Tax Assessor of Jefferson County, Alabama, on a date not more than one (1) year prior to the date of said notice.

**Section 5.** 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 6.** That this Ordinance shall become effective immediately upon its passage and approval by the City Council and Mayor of the City of Homewood, Alabama, or its otherwise becoming a law.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of Council

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**This notice posted:** \_\_\_\_\_, 2025

**At the following locations: Mayor’s Office (City Hall), Homewood Public Library, Homewood Senior Center (Oak Grove Road) and Lee Community Center (Rosedale)**

**And at [www.cityofhomewood.com](http://www.cityofhomewood.com)**

# **EXHIBIT A**

## **LEGAL DESCRIPTION**

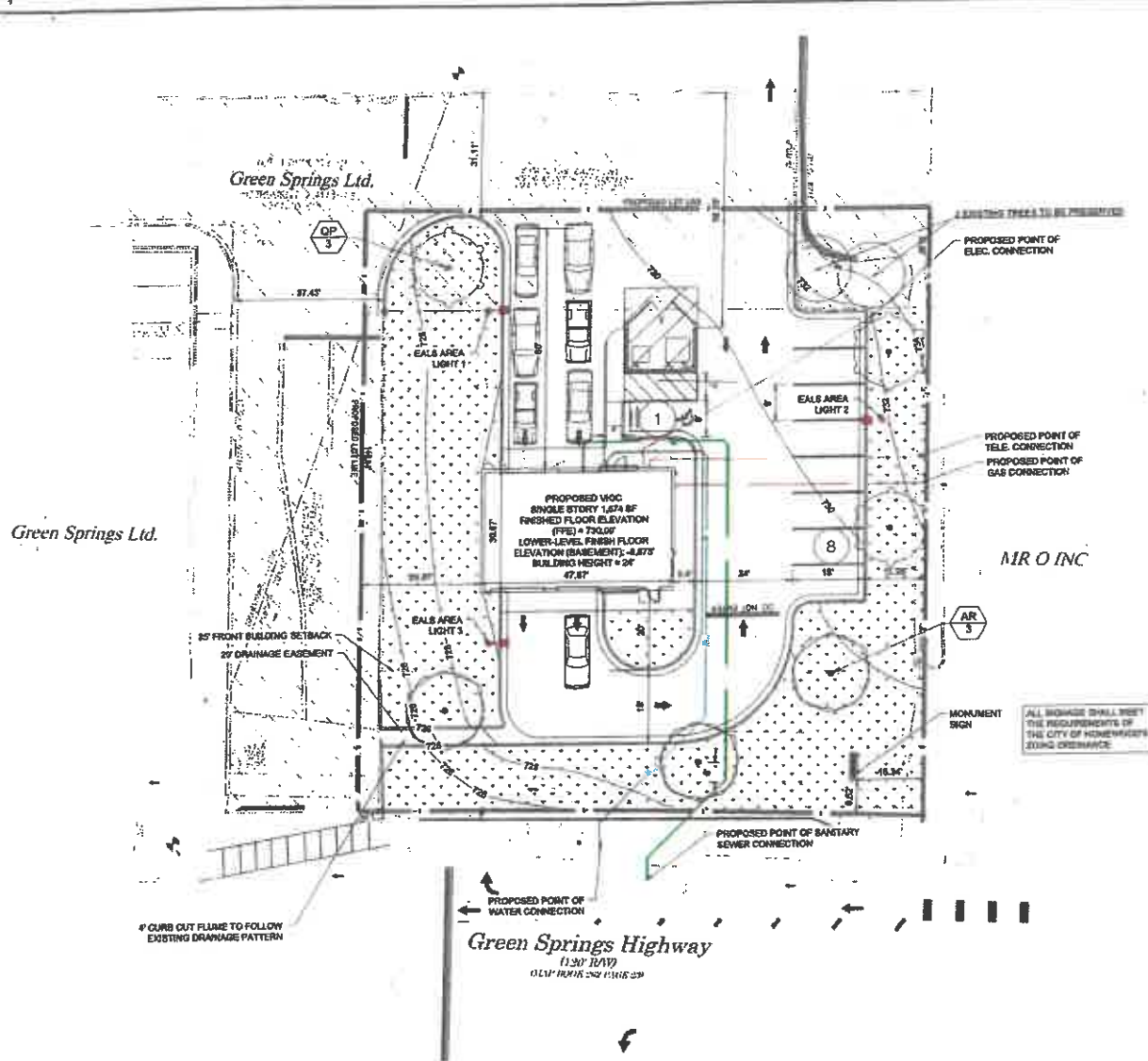
**FINAL DEVELOPMENT PLAN FOR VALVOLINE INSTANT OIL CHANGE**

**198 GREEN SPRINGS HIGHWAY**

**( PLANNING COMMISSION CASE NO. FD 25-10-02 )**

A tract of land situated in the SW ¼ of Section 14, Township 19 South, Range 3 West, Jefferson County, being more particularly described as follows:

Lot C per a Resurvey of a Resurvey of Green Springs Shopping Center as recorded in Map Book 251, Page 90 in the Office of the Judge of Probate, Jefferson County, Alabama.



FINAL DEVELOPMENT PLAN - VALVOLINE INSTANT OIL CHANGE  
OCTOBER 2025

EXISTING LEGEND

|       |                                 |    |                      |
|-------|---------------------------------|----|----------------------|
| AC    | AIR CONDITIONER                 | PP | POWER POLE           |
| BH    | BORER HOLE                      | GW | GUY WIRE             |
| BSL   | BUILDING SETBACK LINE           | PL | POWER LINE           |
| CI    | CURB INLET                      | LP | LIGHT POLE           |
| CMP   | CORRUGATED METAL PIPE           | ET | ELECTRIC TRANSFORMER |
| CMF   | CONCRETE MONUMENT FND           |    |                      |
| CO    | SANITARY CLEANOUT               |    |                      |
| CPED  | COMMUNICATION PEDESTAL          |    |                      |
| CTP   | CURBED TOP PIPE                 |    |                      |
| DI    | DROP INLET                      |    |                      |
| DIP   | DUCTILE IRON PIPE               |    |                      |
| DWCB  | DOUBLE WING CATCH BASIN         |    |                      |
| FND   | FOUND                           |    |                      |
| GM    | GAS METER                       |    |                      |
| INV   | INVERT                          |    |                      |
| JB    | JUNCTION BOX                    |    |                      |
| MAN   | MANHOLE                         |    |                      |
| NF    | NAIL FOUND                      |    |                      |
| OC    | OPEN TOP PIPE                   |    |                      |
| OT    | OUTLET CONTROL STRUCTURE        |    |                      |
| PM    | POWER METER                     |    |                      |
| POC   | POINT OF COMMENCEMENT           |    |                      |
| PP    | POWER POLE                      |    |                      |
| RCP   | REINFORCED CONCRETE PIPE        |    |                      |
| RBR   | IRON REINFORCING BAR            |    |                      |
| RBS   | RYTER SET CAPPED (COLDMAN SIGN) |    |                      |
| SS    | SANITARY SEWER                  |    |                      |
| SWCB  | SINGLE WING CATCH BASIN         |    |                      |
| TRANS | ELECTRIC TRANSFORMER            |    |                      |

PROPOSED LEGEND

|   |                                           |
|---|-------------------------------------------|
| — | PROPERTY LINE                             |
| — | PROPOSED CURB & GUTTER                    |
| — | PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN |
| — | WATER METER, (SEE UTILITY PLAN)           |
| — | DIRECTIONAL PAVEMENT MARKING              |

OWNER: GREEN SPRINGS CENTER, LLC  
DEVELOPER: VALVOLINE INSTANT OIL CHANGE  
ARCHITECT/ENGINEER: HARRISON FRENCH & ASSOCIATES

CONSTRUCTION SCHEDULE  
START DATE: 04/01/2025  
END DATE: 10/01/2025

PLANNING COMMISSION CASE NO. FD 25-10-02  
RELATED PLANNING COMMISSION CASE NO. RS 25-10-01



GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM HAZARD, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023.
- ALL CURB RACK SHALL BE 6" UNLESS OTHERWISE NOTED ON THE PLANS.

LIGHTING FIXTURE SCHEDULE:

| MARK | SYMBOL | MANUFACTURER            | CATALOG NUMBER                      | WATTS | TYPE | DESCRIPTION | SPACING                                           |
|------|--------|-------------------------|-------------------------------------|-------|------|-------------|---------------------------------------------------|
| EAL  | □      | LITHONIA LED AREA LIGHT | RSK1-LED-PA-48V-23-SPVOLT-4PA-00000 | 130W  | LED  | AREA LIGHT  | POLE MOUNT AT 27'-4" AFF. 855-25-45-0M-19A5-00000 |
| EAL1 | □      | LITHONIA LED AREA LIGHT | RSK1-LED-PA-48V-43-SPVOLT-4PA-00000 | 133W  | LED  | AREA LIGHT  | POLE MOUNT AT 27'-4" AFF. 855-25-45-0M-19A5-00000 |
| D    | □      | LITHONIA WALLPACK       | CLWV1-LED-9C-180V-48V-177K-4VOLT    | 73W   | LED  | WALLPACK    | POLE MOUNT AT 27'-4" AFF. 855-25-45-0M-19A5-00000 |

GC SHALL PURCHASE ALL LIGHTING FIXTURES, CONTACTOR PANELS, SENSORS CONTROLS, ETC. FROM W9 LIGHTING (W9LIGHT.COM) AND PROVIDE TO GC FOR INSTALLATION.

PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME         | SIZE                                | CONTAINER | QTY      | DETAIL | REMARKS |
|--------|------|---------------------------------|-------------------------------------|-----------|----------|--------|---------|
| AR     | AR   | Acer rubrum / Red Maple         | 2.5" Cal.                           | B&B       | 3        |        |         |
| QP     | QP   | Quercus phellos / Willow Oak    | 2.5" Cal.                           | B&B       | 3        |        |         |
|        |      | Existing trees to be preserved  | 4" or larger (to be field verified) |           | 2        |        |         |
| CD     | CD   | Cynodon dactylon / Bermudagrass | sod                                 |           | 6,392 sf |        |         |

CITY PLANTING REQUIREMENTS

| CITY PLANTING REQUIREMENTS       |                                                                                                                  |                                                                                                                                                                                          |                                                   |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
|                                  |                                                                                                                  | REQUIRED                                                                                                                                                                                 | PROVIDED                                          |
| MINIMUM TREE DENSITY REQUIREMENT | 0 - 1 ACRE LOTS: 16 TREES; BUILDING AREA PLUS 325 SF OF PARKING AREA SHALL BE DEDUCTED FROM NET AREA CALCULATION | $(1,044 \text{ AC} \times 43,560) = 21,083.94 \text{ SF} - 1,074 \text{ SF (BLDG.)} - 325 \text{ SF} = 11,004.94$<br>$11,004.94 / 43,560 = 0.438 \text{ AC} \times 16 = 7 \text{ TREES}$ | 5 CANOPY TREES PROVIDED; EXISTING TREES PRESERVED |
| PERIMETER VA LANDSCAPING         | PARKING LOTS WITH 10 OR MORE SPACES                                                                              | 5 SPACES = NOT REQUIRED                                                                                                                                                                  | N/A                                               |
| INTERIOR ISLAND LANDSCAPE        | PARKING LOTS WITH 10 OR MORE SPACES                                                                              | 5 SPACES = NOT REQUIRED                                                                                                                                                                  | N/A                                               |
| FOUNDATION LANDSCAPE             | PARKING LOTS WITH 10 OR MORE SPACES                                                                              | NOT REQUIRED                                                                                                                                                                             | N/A                                               |

EXHIBIT B

PAVING & CURB LEGEND

|                              |
|------------------------------|
| ASPHALT PAVEMENT             |
| CONCRETE SIDEWALK PAVEMENT   |
| HEAVY DUTY CONCRETE PAVEMENT |
| 6" BARRIER CURB & GUTTER     |
| FLUSH (ZERO) CURB            |

SITE DATA SUMMARY

|                                                                                             |                                |
|---------------------------------------------------------------------------------------------|--------------------------------|
| ZONING:                                                                                     | GURD                           |
| FIN:                                                                                        | 23-00-14-3-002-003.000         |
| PROPERTY AREA:                                                                              | ± 0.484 ACRES (± 21,084.04 SF) |
| FRONT SETBACK:                                                                              | 35 FEET                        |
| REAR SETBACK:                                                                               | 20 FEET                        |
| BUILDING AREA:                                                                              | 1,547 SF                       |
| BUILDING HEIGHT:                                                                            | ± 24 FT (MAX ALLOWED 45 FEET)  |
| (EXISTING SITE CONDITIONS BASED ON ALTA SURVEY DATED 7/18/2025 AND CURRENT PROPERTY AERIAL) |                                |

PARKING SUMMARY

|                                                                               |                                                                  |
|-------------------------------------------------------------------------------|------------------------------------------------------------------|
| PARKING REQUIREMENT BASED OFF GURD (GREEN SPRINGS URBAN RENEWAL) REQUIREMENTS |                                                                  |
| PARKING REQUIRED:                                                             | 1 SPACES / 300 SF NFA = 6 SPACES                                 |
| STANDARD PARKING PROVIDED:                                                    | 5                                                                |
| HANDICAP PARKING PROVIDED:                                                    | 1                                                                |
| TOTAL PARKING PROVIDED:                                                       | 6                                                                |
| PARKING RATIO:                                                                | 2.12 SPACES/1000 SF (EXCEEDED DUE TO NECESSARY EMPLOYEE PARKING) |
| (PARKING SUMMARY BASED OFF CURRENT AERIAL OF PROPERTY)                        |                                                                  |

FIRE MARSHAL ENDORSEMENT

THIS PLAN HAS BEEN REVIEWED BY THE FIRE MARSHAL OF 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: \_\_\_\_\_ DATE: \_\_\_\_\_  
HOMEWOOD FIRE DEPARTMENT  
FIRE DEPARTMENT CONNECTION TO BE APPROVED BY HOMEWOOD FIRE MARSHAL PRIOR TO BUILDING CONSTRUCTION.  
\_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING COMMISSION ENDORSEMENT

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 THE HOMEWOOD PLANNING COMMISSION ON: \_\_\_\_\_  
\_\_\_\_\_  
CITY COUNCIL PRESIDENT

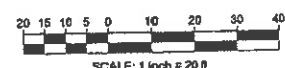
CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_  
FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD CITY COUNCIL:  
\_\_\_\_\_  
CITY CLERK

PROPERTY OWNER ENDORSEMENT

APPROVED BY: \_\_\_\_\_  
PROPERTY OWNER / AUTHORIZED AGENT (PRINT)  
\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER / AUTHORIZED AGENT DATE: \_\_\_\_\_

SURVEY PROVIDED BY:

GeoSurvey Professional Land Surveying Services  
1802 BARBERS MILL ROAD  
MARIETTA, GEORGIA 30067  
(770) 786-6900  
DATED: 07-16-2025



HARRISON FRENCH & ASSOCIATES, PLLC

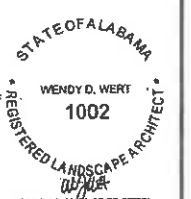
HFA

1705 S. Walton Blvd., Suite 3  
Birmingham, Alabama 35212  
t 479.273.7780  
f 688.528.9685  
www.hfa-nc.com

CERTIFICATE NOTICE  
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE: 08/06/2025 ISSUE: DEVELOPMENT PLAN APP.

PROFESSIONAL SEAL



2025.08.19 08:05:55-0500

PROFESSIONAL LICENSE NO.: 1002

PROFESSIONAL IN CHARGE

WENDY D. WERT

PROJECT MANAGER

JK

QUALITY CONTROL

WFM

DRAWN BY

RC / JCP

PROJECT NAME



VALVOLINE  
INSTANT  
OIL CHANGE

198 GREEN SPRINGS  
HIGHWAY  
HOMEWOOD, AL  
35209

PROJECT NUMBER

66-34-30001

SHEET NAME

FINAL DEVELOPMENT  
PLAN

SHEET #

C-4.0