

NOTICE OF PUBLIC HEARING

Notice is hereby given that an amendment of the Final Development Plan for the **Neighborhood Shopping District Zoning District (C-2)** 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: 3000 Independence Drive
Homewood, Alabama 35209
Parcel ID No. 28-00-23-07-3-031-001.000
See Exhibit A attached hereto

Current Zoning: Neighborhood Shopping District (C-2)

AMENDED 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

EXHIBIT A

LEGAL DESCRIPTION

AMENDED DEVELOPMENT PLAN FOR THE PROPOSED EXPANSION

OF PIGGLY WIGGLY

3000 INDEPENDENCE DRIVE

PLANNING COMMISSION CASE # AD 25-10-07

**LOT 1 of Piggly Wiggly Redevelopment Survey as recorded in Map Book 264,
Page 6, in the Office of the Judge of Probate, Jefferson County**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FINAL DEVELOPMENT PLAN FOR THE NEIGHBORHOOD SHOPPING DISTRICT ZONING DISTRICT (C-2) FOR THE PROPERTY DESCRIBED IN SECTION 1 BELOW AND IN EXHIBIT A ATTACHED HERETO, PREVIOUSLY APPROVED BY ORDINANCE NO. 2881 ON NOVEMBER 6, 2023

WHEREAS, the Planning Commission of the City of Homewood, Alabama, has favorably recommended the amendment of the Final Development Plan as required by the Neighborhood Shopping District Zoning District (C-2) 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:

**3000 Independence Drive
Homewood, Alabama 35209
Parcel ID No. 28-00-23-07-3-031-001.000
See Exhibit A**

be and the same hereby is amended pursuant to the Amended 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 Amended 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 Neighborhood Shopping District Zoning District (C-2).

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 amendment of the Final Development Plan for the Neighborhood Shopping District Zoning District (C-2) 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

EXHIBIT A

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AMENDED DEVELOPMENT PLAN FOR THE PROPOSED EXPANSION

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PLANNING COMMISSION CASE # AD 25-10-07

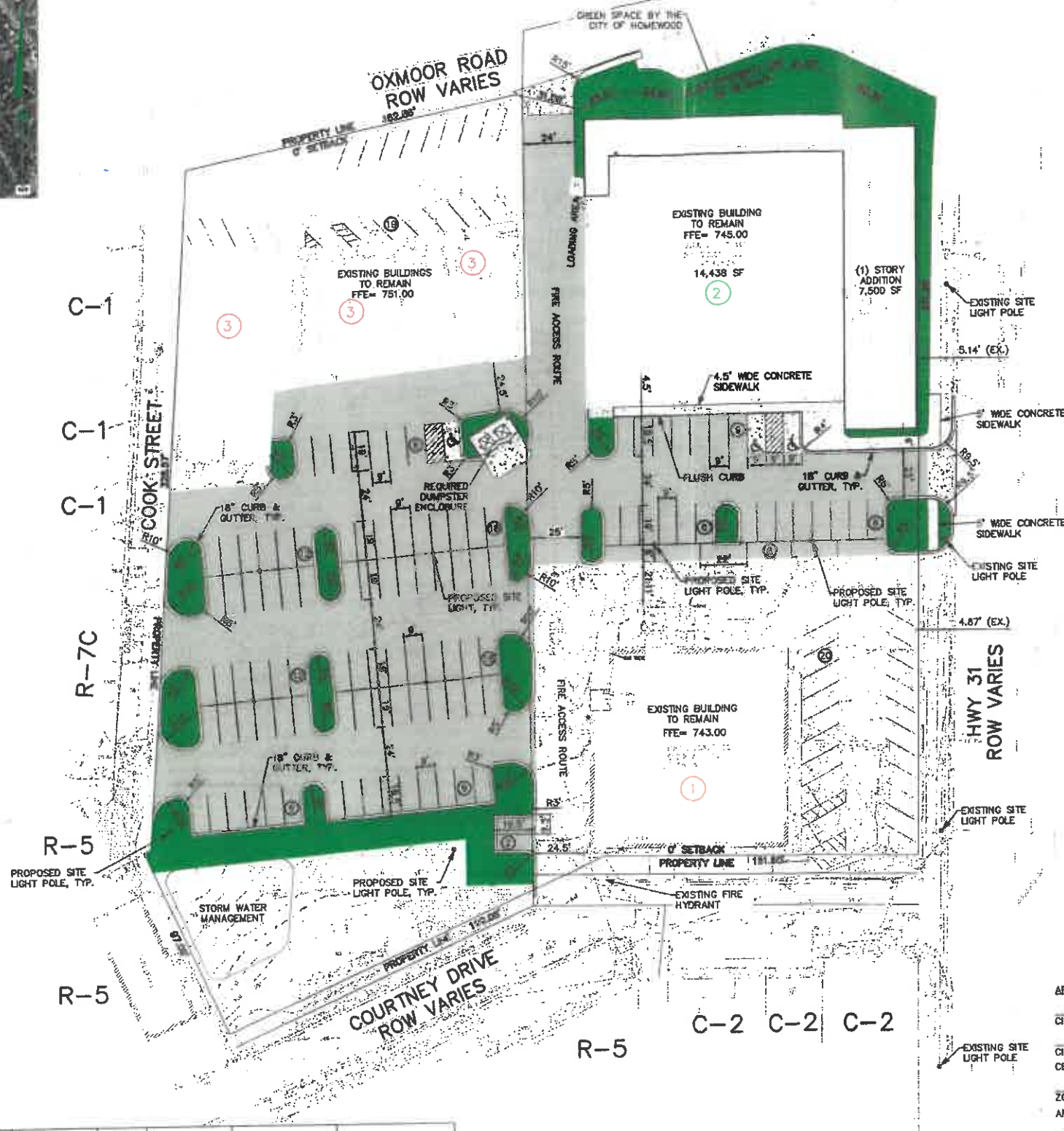
**LOT 1 of Piggly Wiggly Redevelopment Survey as recorded in Map Book 264,
Page 6, in the Office of the Judge of Probate, Jefferson County**



VICINITY MAP
N.T.S.

Planning Commission Case No. AD 25-10-07

EXHIBIT B



FIRE PROTECTION PLAN

HYDRANT LOCATIONS:

1. EXISTING FIRE HYDRANT (CORNER OF COURTNEY DRIVE AND DRAKE STREET)

FIRE ACCESS LANES:

1. SEE SITE PLAN FOR DIMENSION AND LOCATIONS OF PROPOSED FIRE ACCESS ROADS.

FIRE PROTECTION MEASURES AND SYSTEMS TO BE DESIGNED AND APPROVED BY THE HOMEWOOD FIRE DEPARTMENT IN ACCORDANCE WITH THE FIRE PROTECTION CODE AS CURRENTLY ADOPTED BY THE CITY OF HOMEWOOD.

GENERAL NOTES:

1. ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE.
2. ALL PUBLIC IMPROVEMENTS MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE, SHALL CONFORM TO THE HOMEWOOD SUBDIVISION REGULATIONS.
3. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERTINENT ORDINANCES OF THE CITY OF HOMEWOOD.
4. ALL PROPOSED DRAINAGE FACILITIES HANDLING SURFACE RUNOFF TO BE CONNECTED TO THE EXISTING FACILITIES VIA APPROPRIATELY SIZED UNDERGROUND PIPING SYSTEM.

SITE LIGHTING NOTES:

1. THE NOTED PARKING AREA LIGHTING WILL BE LED TYPE WITH A NOMINAL HEIGHT OF 20' ABOVE SURROUNDING SURFACE.
2. ALL FUTURE LIGHT POLES WILL NOT EXCEED THE HEIGHT ALLOWED BY HOMEWOOD ORDINANCES.
3. THE FINAL LOCATIONS OF THE LIGHT STANDARD WILL BE DETERMINED BY USE OF A PHOTOMETRIC CALCULATION AND PLACING THE LIGHT STANDARD FOR AN OPTIMUM AREA ILLUMINATION.

LEGEND:

- EXISTING ASPHALT
- CONCRETE PAVING
- CONCRETE SIDEWALK
- ASPHALT PAVING
- LANDSCAPING
- PROPOSED SITE LIGHT POLE
- EXISTING SITE LIGHT POLE

ALL SITE ELEMENTS SHALL COMPLY WITH CITY OF HOMEWOOD REGULATIONS.

Scale: 1" = 30'
Graphic Scale



SITE DATA SUMMARY:
ZONING: C-2, NEIGHBORHOOD SHOPPING DISTRICT
PARCEL ID: 28 00 07 3 031 001.000
TOTAL PROPERTY AREA: 139,743 SF
MAXIMUM BUILDING HEIGHT: 35 FT
BUILDING AREA PROPOSED: 22,533 SF
EXPANSION/RENOVATION: EXPANSION
DEVELOPMENT SCHEDULE:
BEGIN: JAN 2026
END: JULY 2026

BUILDING DIRECTORY	BUILDING USE	GROSS FLOOR AREA	NET FLOOR AREA	STORIES	HEIGHT	PARKING REQUIRED	PARKING PROVIDED	PARKING CALCULATIONS ARE BASED ON SHOPPING CENTER UP TO 100,000 SF. WHICH REQUIRES A PARKING RATIO OF 1 PER 400 SF OF NET FLOOR AREA
1. EX. COMMERCIAL	CONVENIENCE STORE	8,865 SF	6,915 SF			17 SPACES (REQUIRED)	20 SPACE (EXISTING)	
2. COMMERCIAL	WAREHOUSE		22,428 SF			56 SPACES (REQUIRED)	114 SPACES (PROPOSED)	
3. EX. COMMERCIAL	RETAIL	9,550 SF	7,382 SF			16 SPACES (REQUIRED)	19 SPACES (EXISTING)	
						TOTAL REQUIRED: 89	TOTAL SPACES: 153	

APPROVED BY HOMEWOOD CITY COUNCIL

CITY COUNCIL PRESIDENT _____ DATE _____
CITY CLERK _____ DATE _____
CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION:
ZONING ADMINISTRATOR _____ DATE _____
AMENDED DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON:
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
APPROVED BY FIRE MARSHAL ON:
FIRE MARSHAL _____ DATE _____
OWNER ACKNOWLEDGMENT ON:
OWNER _____ DATE _____

AMENDED DEVELOPMENT PLAN PIGGLY WIGGLY SHOPPING CENTER

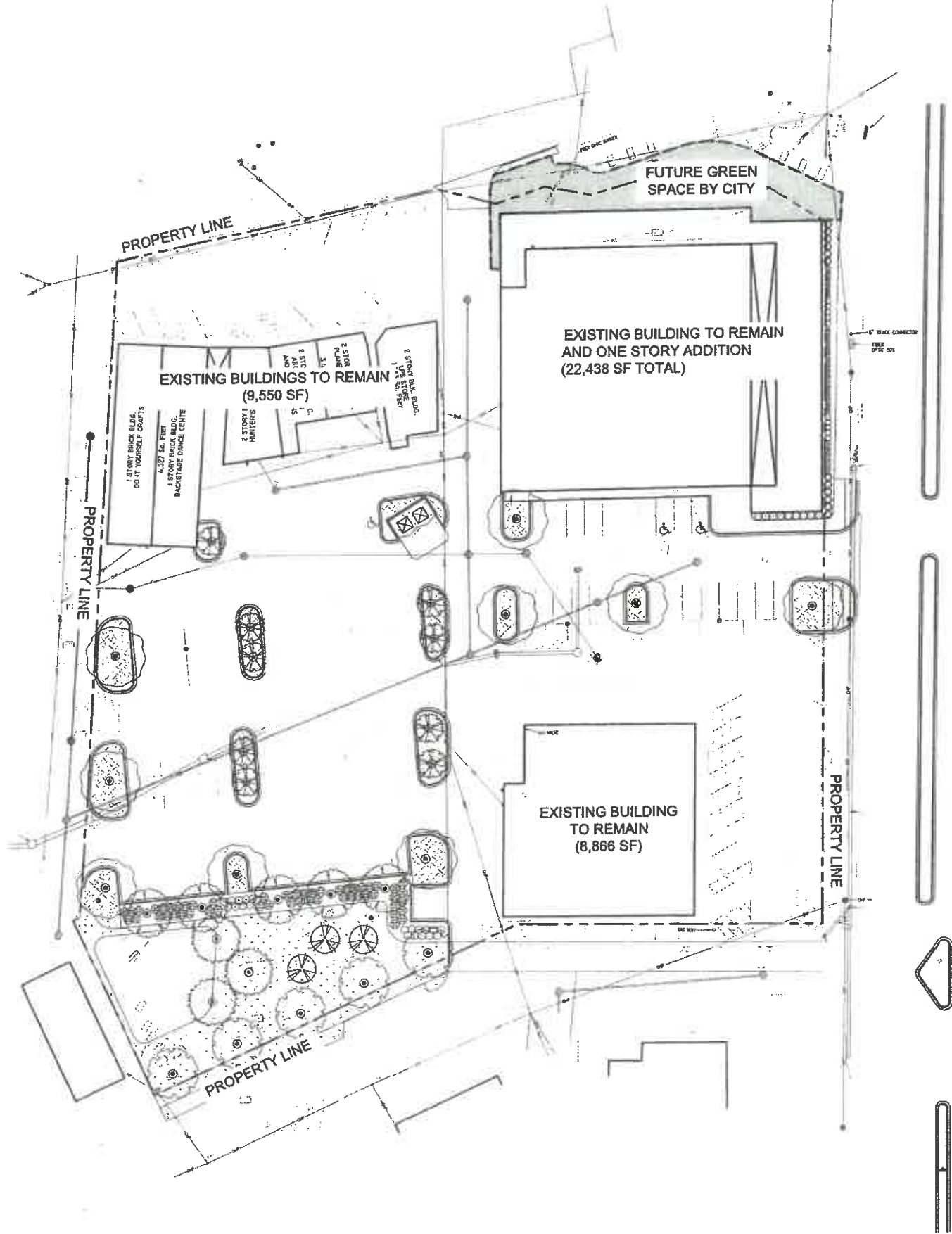
3000 INDEPENDENCE DRIVE
HOMEWOOD, ALABAMA
OCTOBER 2025

REVISIONS:

DEVELOPMENT PLAN

DATE: 09-24-2025
DRAWN BY: CWP
CHECKED BY: JBD
PROJECT NO.: 25-422

Planning Commission Case No. AD 25-10-07
ALL SITE ELEMENTS SHALL COMPLY WITH CITY OF HOMEWOOD REGULATIONS.



PLANT SCHEDULE

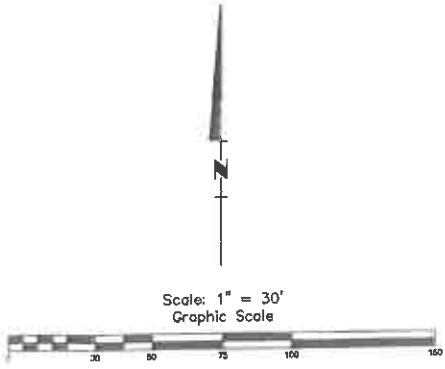
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
CANOPY TREES						
	LE	LIRODENDRON TUPPERA 'JFS-GT' / EMERALD CITY® TULIP POPLAR FULL & HEALTHY, STRONG CENTRAL LEADER.	845	3" CAL.	14' MIN.	5
	HS	HYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPLO FULL & HEALTHY, STRONG CENTRAL LEADER.	845	3" CAL.	9' MIN.	9
	QH	QUERCUS LYRAIA 'GLFW' / HIGHBEAM® OVERCUP OAK FULL & HEALTHY, STRONG CENTRAL LEADER.	845	2.5" CAL.	12' MIN.	5
	TC	TAXODIUM DISTICHUM 'JFS-SOPH' / GREEN WHISPER® BALD CYPRESS FULL & HEALTHY, STRONG CENTRAL LEADER.	845	3" CAL.	12' MIN.	3
COLUMNAR TREES						
	OC	QUERCUS BICOLOR 'SONNE AND WINE' / BEA CONO® OAK FULL & HEALTHY, STRONG CENTRAL LEADER.	845	3" CAL.	14' MIN.	9
UNDERSTORY TREES						
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY FULL & HEALTHY, MULTI-TRUNK, 3 OR 5 TRUNKS.	845	3" AVERAGE OF ALL TRUNKS	10' MIN.	3
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	QTY
DECIDUOUS SHRUBS						
	FA	POTERILLIA GARDEN 'MT. ART' / MT. ART DWARF WITCHALDER FULL CONTAINER.	5 GAL.	34" MIN.	48" O.C.	20
	HW	HYPERICUM FRONDOSUM 'SUNBURST' / SUNBURST ST. JOHN'S WORT FULL CONTAINER.	3 GAL.	18" MIN.	48" O.C.	9
	IV	REA VIRGINICA 'SPRUCH' / LITTLE HENRY® SWEETSPICE FULL CONTAINER.	3 GAL.	24" MIN.	36" O.C.	10
EVERGREEN SHRUBS						
	AP	ARELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA FULL CONTAINER.	3 GAL.	18" MIN.	36" O.C.	27
	ID	ILEX CORNUTA 'DIARY BURFORD' / DWARF BURFORD HOLLY FULL CONTAINER.	5 GAL.	34" MIN.	54" O.C.	52
GRASSES						
	PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS FULL CONTAINER.	1 GAL.	12" MIN.	48" O.C.	12
SYMBOL	BOTANICAL / COMMON NAME		CONT	SPACING		
GROUND COVERS						
	SPOROBIOLUS HETEROLEPS / PRAIRIE DROPSIDE FULL CONTAINER.		1 GAL.	18" O.C.		
SOD						
	CYNODON DACTYLON '419 HYBRID' / 419 HYBRID BERMUDAGRASS ROLLED, DENSE RHIZOME & STOLON DEVELOPMENT, AND FREE FROM PESTS, WEEDS, AND DISEASE.		500			

CITY OF HOMEWOOD
SECTION II - TREE AND LANDSCAPE REQUIREMENTS

MITD CALCULATIONS	
TOTAL MITD ACREAGE	3.21 ACRES
REQUIRED TREES PER ACRE	20 TREES PER ACRE
TOTAL ACREAGE IN SQUARE FEET	139,849 SQ. FT.
BUILDING FOOTPRINT A	9,550 SQ. FT.
BUILDING FOOTPRINT B	22,438 SQ. FT.
BUILDING FOOTPRINT C	8,866 SQ. FT.
FIRE ROUTE DRIVE	9,880 SQ. FT.
REQUIRED PARKING AREA	975 SQ. FT.
TOTAL DEDUCTIONS	51,679 SQ. FT.
FACTOR IN SQ. FT.	88,170 SQ. FT.
NUMBER OF REQUIRED TREES	
FACTOR IN ACREAGE	2.00 ACRES
REQUIRED TREES	2.00 ACRES X 20 = 40 TREES
PROVIDED TREES	31 CANOPY TREES & 3 UNDERSTORY TREES
NOTE: A MINIMUM OF 7 CANOPY TREES AND 1 UNDERSTORY TREE TO BE INCLUDED IN FUTURE GREEN SPACE BY THE CITY OF HOMEWOOD	

CITY OF HOMEWOOD
SECTION I - OTHER LANDSCAPING REQUIREMENTS

PERIMETER LANDSCAPE	
MIN. WIDTH OF PLANTED AREA	15 FT
PROVIDED MIN. WIDTH OF PLANTED AREA	15 FT
PERIMETER LENGTH OF APPLICABLE CURB AND GUTTER	190 LF
REQUIRED CANOPY TREES	190 / 50 LF = 4 TREES
PROVIDED CANOPY TREES	4 TREES
REQUIRED SHRUBS	(190 / 100 LF) * 30 = 57 SHRUBS
PROVIDED SHRUBS	72 SHRUBS
INTERIOR ISLANDS LANDSCAPE	
LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 10' WIDE AND 150 SQ. FT.	
TOTAL AREA OF PARKING ISLANDS	4,426 SQ. FT.
NUMBER OF ISLANDS	14 ISLANDS
ISLAND TREES PROVIDED	18 TREES
FOUNDATION LANDSCAPE	
TOTAL BUILDING LF FACING PUBLIC STREETS	145 LF
REQUIRED LF PLANTED	145 / 2 = 73 LF
PLANTED LF PROVIDED	73 LF
MIN. WIDTH OF PLANTED AREA	3 FT
PROVIDED MIN. WIDTH OF PLANTED AREA	5.5 FT
REQUIRED SHRUBS	(73 LF / 1.5 SF) * 6 = 30 SHRUBS
SHRUBS PROVIDED	58 SHRUBS
NOTE: FOUNDATION LANDSCAPING NOT REQUIRED ALONG OXMOOR ROAD AS CITY WILL BE LANDSCAPING FUTURE GREEN SPACE.	



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.



AMENDED DEVELOPMENT PLAN
PIGGLY WIGGLY SHOPPING CENTER
3000 INDEPENDENCE DRIVE
HOMEWOOD, ALABAMA
OCTOBER 2025

REVISIONS:

LANDSCAPE
PLAN

DATE: 09.24.2025
DRAWN BY: FM
CHECKED BY: SS
PROJECT NO.: 25-422