

**Homewood Planning Commission
Agenda
Tuesday, December 2, 2025, 6:00 P.M.
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209**

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

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

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Board Secretary fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24 hours prior to the meeting.

Board Members

Stuart Roberts, Chairman	Gusty Gulas
Erik Henninger, Vice Chairman	Giani Respinto
Nick Sims	Paige Willcutt
Jarred Stamps	Jeff Underwood
Patrick Harwell	

Order of Business

- I. Call to Order**
 - II. Roll Call**
 - III. Approval of Minutes – October 7, 2025 Meeting (No Meeting Being Held in November)**
 - IV. Communications / Reports from Chairman & Vice Chairman**
 - V. Old Business (None)**
 - VI. New Business**
-
- 1. Case # AD 25-12-01: 400 University Park Drive, Parcel ID: 29-00-24-1-007-001.001, Applicant: Brookdale Senior Living Facility / Mike Hardwick, Owner: Alabama Somerby, LLC Purpose: A request for approval of a further amendment to the Final Development Plan for Brookdale University Park to**

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.

permit the proposed construction of a pickleball court on the south (rear) side of the existing Brookdale Senior Living Facility on the site of an existing paved parking area; said project necessitating the displacement of 13 of the facility's 404 existing parking spaces, as well as the installation of associated minor site improvements.

- 2. Case # RS 25-12-02: 813 Green Springs Highway, Parcel ID: 29-00-23-1-002-001, Applicant: Homewood Community Church, Owner: F.R.Z., LLC Purpose: A request for approval of a Resurvey to subdivide a 6.13-acre parcel of property into two lots to facilitate future development. As proposed, one of the two lots to be created would be purchased and utilized for parking by the new Homewood Community Church which is planned for construction on a site situated to the immediate south.

- 3. Case # AD 25-12-03: 813 Green Springs Highway & (Address for the proposed Homewood Community Church to be determined), Parcel ID: 29-00-23-1-002-001.000, 29-00-23-1-002-002.001, Applicant: Homewood Community Church, Owner: F.R.Z., LLC & Homewood Community Church Purpose: A request for approval of an Amended Development Plan for Homewood Community Church to permit the proposed construction of a new, two-story building, comprising a total of 30,797 sq. ft., as well as associated parking, landscaping and other site improvements.

- 4. Case # RS 25-12-04: 905, 907 & 909 Frisco Street, Parcel ID: 29-00-23-2-005-004.000, Applicant: Schoel Engineering Company, Inc. Owner: Chase Fisher Purpose: A request for approval of a Resurvey to subdivide a 0.496-acre parcel of property, comprising three undeveloped lots, resulting in the creation of two, larger lots to facilitate the construction of new, single family housing.

- VII. Review and Approval of 2026 Planning Commission Application Submittal & Meeting Calendar

- VIII. Communications from Staff

- IX. 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.

City of Homewood

Development Plan Application

☐ Preliminary☐ Final☒ Amended400 University Park Drive
Birmingham, AL 35209

Parcel Address

29 00 24 1 007 001.001

Identification Number(s)

Brookdale University Park

Project Name

Assisted Living & Skilled Nursing

Project Use

Property Owner Information:

Alabama Somerby LLCName 6737 W Washington Street, Suite 1310
Milwaukee, WI 53214

Address

Email

Phone Number

Applicant/Agent Information:

Mike Hardwick (Brookdale Senior Living)Name 400 University Park Drive
Birmingham, AL 35209Address
mhardwick@brookdale.comEmail
(615) 564-8143

Phone Number

FOR CITY USE ONLY

Application received by FRED GOODWIN on OCTOBER 8, 2025\$ 100.00 Application fee* received on NOV. 21, 2025 by receipt # —

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) _____

Mike Hardwick
Mike Hardwick
Director, Development
Applicant(s) certifies reading this page.
Applicant(s) initials: MF

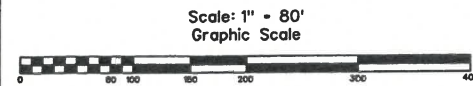
LEGAL DESCRIPTION

AMENDED DEVELOPMENT PLAN

BROOKDALE UNIVERSITY PARK

Planning Commission Case # AD 25-12-01

**Lot 4-B and Lot 4-C according to the Map of University Park – Central Tract
Resurvey No. 7, as recorded in Map Book 236, Page 69, in the Probate Office
of Jefferson County, Alabama, being situated in Jefferson County,
Alabama.**



CERTIFIED BY THE ZONING ADMINISTRATOR
AS CONTAINING THE REQUIRED INFORMATION:

ZONING ADMINISTRATOR

AMENDED FINAL DEVELOPMENT PLAN APPROVED
BY THE HOMEWOOD PLANNING COMMISSION ON:

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

THE APPLICANT'S PLAN IS CERTIFIED BY THE FIRE MARSHALL
AS CONTAINING ALL THE REQUIRED INFORMATION.

AMENDED DEVELOPMENT PLAN APPROVED
BY HOMEWOOD CITY COUNCIL:

CITY COUNCIL PRESIDENT DATE

CITY CLERK DATE

OWNER:
ALABAMA SOMERBY LLC
6737 W WASHINGTON STREET, SUITE 1310
MILWAUKEE, WI 53214

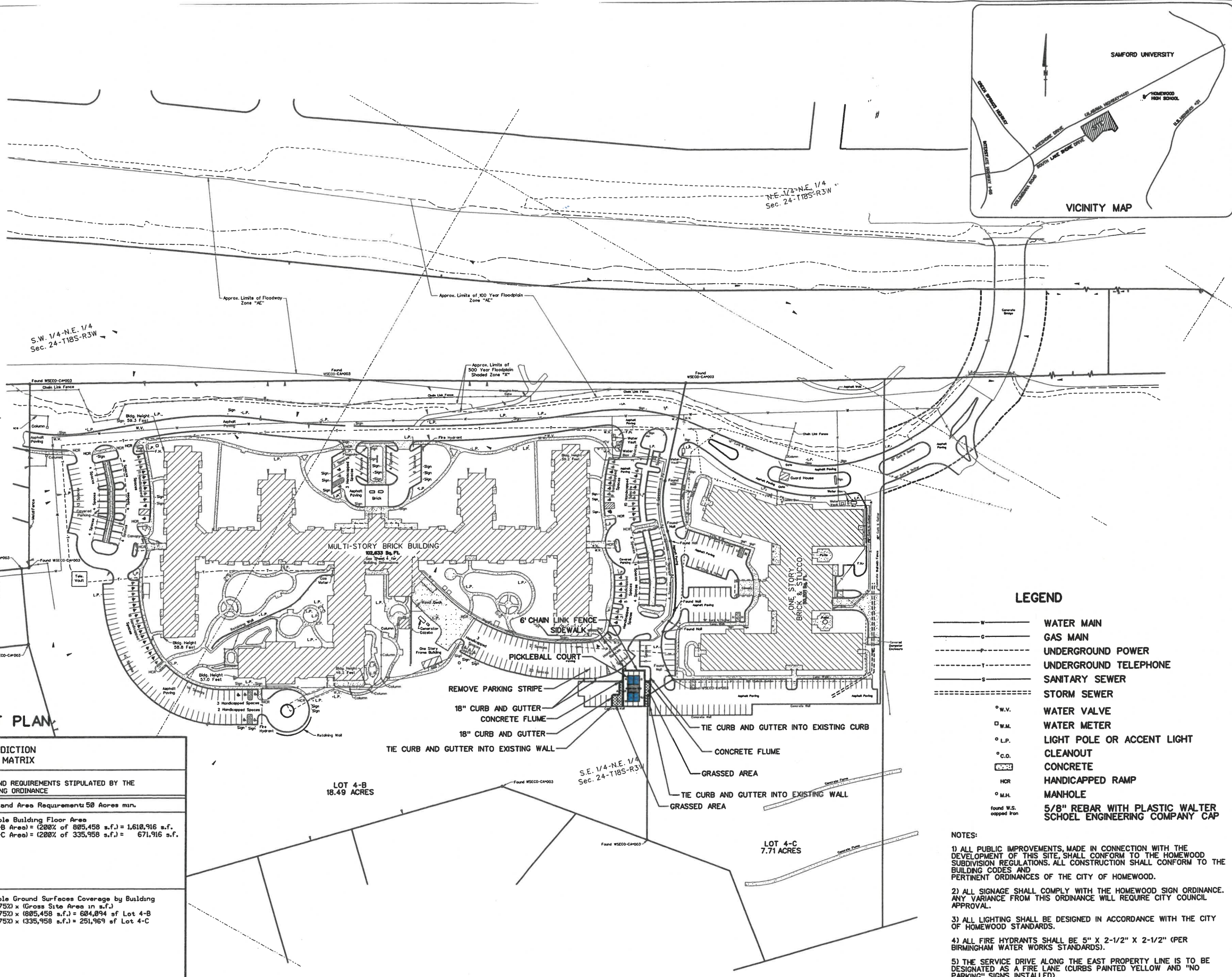
OWNER'S AGENT:
BROOKDALE SENIOR LIVING
MIKE HARDWICK
400 UNIVERSITY PARK DRIVE
BIRMINGHAM, AL 35209
(615) 584-8143
MHARDWICK@BROOKDALE.COM

ENGINEER:
SCHOEEL ENGINEERING CO., INC.
MATTHEW D. SIMS, P.E.
1001 22ND STREET SOUTH
BIRMINGHAM, AL 35205
(205) 313-1132
MSIMS@SCHOEEL.COM

AMENDED DEVELOPMENT PLAN

CITY OF HOMEWOOD JURISDICTION SITE DEVELOPMENT DATA MATRIX

CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Central Tract Land Area = 26.28 Acres	PMUD Minimum Land Area Requirements 50 Acres min.
Existing Building Floor Area Lot 4-B: GROSS SF Assisted Living Area 102,663 s.f. Covered Parking Area 12,830 s.f. Total 115,493 s.f.	Maximum Allowable Building Floor Area (200% of Lot 4-B Area) = (200% of 805,458 s.f.) = 1,610,916 s.f. (200% of Lot 4-C Area) = (200% of 335,958 s.f.) = 671,916 s.f.
Existing Building Floor Area Lot 4-C: GROSS SF Skilled Nursing Area 50,201 s.f. Guard House Area 120 s.f. Total 50,321 s.f.	
Total Existing Ground Surface Coverage Lot 4-B: By Buildings = 102,663 s.f. By Accessory Structures = 12,830 s.f. By Parking and Service Pavement = 155,448 s.f. Total = 270,941 s.f.	Maximum Allowable Ground Surface Coverage by Building = (75%) x (Gross Site Area in s.f.) = (75%) x (805,458 s.f.) = 604,094 s.f. Lot 4-B = (75%) x (335,958 s.f.) = 251,969 s.f. Lot 4-C
Total Existing Ground Surface Coverage Lot 4-C: By Building = 50,201 s.f. By Accessory Structures = 120 s.f. By Parking and Service Pavement = 64,862 s.f. Total = 115,183 s.f.	
Existing Parking Spaces Provided = 484 spaces (72 of these are accessible) (Less 13 spaces for pickleball court) Proposed total parking spaces provided = 391 spaces	Total Parking Spaces Required: 381 spaces per 6/2012 parking study
Total Loading Spaces Provided = 7 spaces per Development Plan	Required Loading Spaces = 3 Spaces per first 100,000 s.f. of GFA + 4 Spaces for next 357,151 s.f. of GFA 7 Total
Existing Assisted Living Building = 59 ft. Existing Covered Parking = 8.75 ft. Existing Guard House = 8.75 ft. Existing Skilled Nursing Building = 14 ft.	Maximum Allowable Building Height = Determined By Development Plan



LEGEND

- W WATER MAIN
- G GAS MAIN
- U UNDERGROUND POWER
- T UNDERGROUND TELEPHONE
- S SANITARY SEWER
- SS STORM SEWER
- W.V. WATER VALVE
- W.M. WATER METER
- L.P. LIGHT POLE OR ACCENT LIGHT
- C.O. CLEANOUT
- CONC. CONCRETE
- HCR HANDICAPPED RAMP
- M.H. MANHOLE
- found W.S. capped iron
- 5/8" REBAR WITH PLASTIC WALTER
SCHOEEL ENGINEERING COMPANY CAP

NOTES:

- ALL PUBLIC IMPROVEMENTS, MADE IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE, SHALL CONFORM TO THE HOMEWOOD SUBDIVISION REGULATIONS. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND PERTINENT ORDINANCES OF THE CITY OF HOMEWOOD.
- ALL SIGNAGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE. ANY VARIANCE FROM THIS ORDINANCE WILL REQUIRE CITY COUNCIL APPROVAL.
- ALL LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF HOMEWOOD STANDARDS.
- ALL FIRE HYDRANTS SHALL BE 5" X 2-1/2" X 2-1/2" (PER BIRMINGHAM WATER WORKS STANDARDS).
- THE SERVICE DRIVE ALONG THE EAST PROPERTY LINE IS TO BE DESIGNATED AS A FIRE LANE (CURBS PAINTED YELLOW AND "NO PARKING" SIGNS INSTALLED).

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.

PC CASE#: AD 25-12-01

REF PC CASE#: AD 12-08-15

START CONSTRUCTION 4/1/2026
END CONSTRUCTION 5/1/2026

SCHOEEL

BIRMINGHAM
1001 22nd Street South
Birmingham, AL 35205
(205) 313-1132
MSIMS@SCHOEEL.COM

HUNTSVILLE
181 Washington Street SE
Huntsville, AL 35891
(256) 324-1168
SCHOEEL@HUNTSVILLE.COM

TUSCALOOSA
2800 Waterford Road, Ste. 202
Tuscaloosa, AL 35703
(205) 331-1168
SCHOEEL@TUSCALOOSA.COM

AMENDED DEVELOPMENT PLAN BROOKDALE UNIVERSITY PARK 400 UNIVERSITY PARK DRIVE HOMEWOOD, ALABAMA DECEMBER 2025

DRAWING SET:

REVISIONS:

DRAWN BY: T.T.M.
CHECKED BY: M.D.S
FILE NAME: 25504-DP1

g/25/504/Civil/Design/

DP1

Copyright © 2025 Schoel Engineering Company, Inc.

NE 1/4
T18S-R3W

— Approx. Limits of 100 Year Floodplain
Zone "AE"

Approx. Limits of
500 Year Floodplain

Found
WSE00-CA-003

BRICK BUILDING

PICKLEBALL COURT

REMOVE PARKING STRIPE

18" CURB AND GUTTER-

CONCRETE FLUME

18" CURB AND GUTTER:

TIE CURB AND GUTTER INTO EXISTING WALL.

S.E. 1/4-N.E. 1/4
Sec. 24-T18S-R3

-TIE CURB AND GUTTER INTO EXISTING CURB

CONCRETE FLUME

GRASSED AREA

TIE CURB AND GUTTER INTO EXISTING WALL

—GRASSED AREA

Brookdale University Park
400 University Park Drive
Birmingham, AL

October 8, 2025

**Amended Development Plan
Civil Narrative**

Prepared by:

Schoel Engineering Company, Inc.
1001 22nd Street South
Birmingham, AL 35205
205-323-6166



Table of Contents

1. General Site Work and Layout2

2. Site Drainage3

3. Site Lighting3

1. General Site Work and Layout

The purpose of this submittal is to amend the development plan for Brookdale University Park, previously approved in August 2012.

A portion of the existing parking area will be converted to a fenced-in pickleball court. As part of this process 13 of the existing 404 parking spaces will be removed, bringing the total number of parking spaces down to 391. This total exceeds the required minimum of 381 as determined in the parking study provided by the City of Homewood, dated 6/27/2012 (see below).

PARKING SUMMARY (post-construction including SNF):			
	SPACES	FOR	NOTES
STAFF	10	Caregivers	counts provided by BSL Facility Administration 5/4/12
	4	Nurses	
	17	Help & Laundry	
	12	Live-in Staff	
	10	Therapy	
	10	Administration	
	12	Dietary	
	3	Activities Staff	
	5	Marketing	
	4	Maintenance	
	66	SNF Staff	includes all SNF staff (including expandability to 90 Bed SNF)
	153	Total	note: not all park on campus at same time
RESIDENTS	118	Independent	235 IL Units (25% max need a parking place, but assume 50% to be conservative)
	15	Assisted	90 AL Units (10-15 drivers max)
	0	Memory Care	28 MC Units (no drivers only visitors)
	0	Skilled Nursing	66 SNF Units/expandable to 90 SNF Units
	133		
VISITORS	35	Visitors	assume 1 per 10 beds at worst case times
	20	Vendors	assume 20
	20	Other	assume 20
	20	SNF Visitors	estimate of likely worst case scenario
	95	Total	
	381	Total need	

The pickleball court will be located on an existing paved area sufficient in size to accommodate clear area around the court boundaries. New curb and gutter and grassed areas will be constructed to provide barriers between adjacent parking and vehicle circulation areas. A new cut-through will be constructed to serve the parking area west of the proposed pickleball court.

No grading work is anticipated as part of this development.

2. Site Drainage

No new storm drain infrastructure is anticipated as part of this development. Concrete flumes will be constructed to convey runoff from the parking area and pickleball court in a similar manner to existing conditions.

3. Site Lighting

No new site lighting is anticipated as part of this development.

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone: 205-332-6800

Cale Smith, PE, City Manager

Wyatt Pugh, 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 for a meeting to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, December 2, 2025**. 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:

Brookdale Senior Living Facility / Mike Hardwick

for a proposed subdivision plat of land owned by:

Alabama Somerby, LLC

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

400 University Park Drive

Parcel ID: 29-00-24-1-007-001.001

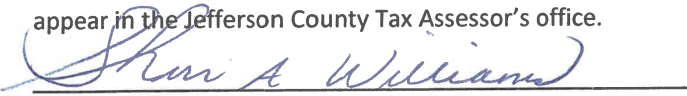
The proposal consists of an AMENDED DEVELOPMENT PLAN

Purpose:

A request for approval of a further amendment to the Final Development Plan for Brookdale University Park to permit the proposed construction of a pickleball court on the south (rear) side of the existing Brookdale Senior Living Facility on the site of an existing paved parking area; said project necessitating the displacement of 13 of the facility's 404 existing parking spaces, as well as the installation of associated minor site improvements

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 a 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 November 25, 2025, which is at least seven days before the fixed hearing date, to all property owners located within 500 ft. of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.


Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
City of Homewood
PC CASE # AD 25-12-01

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.

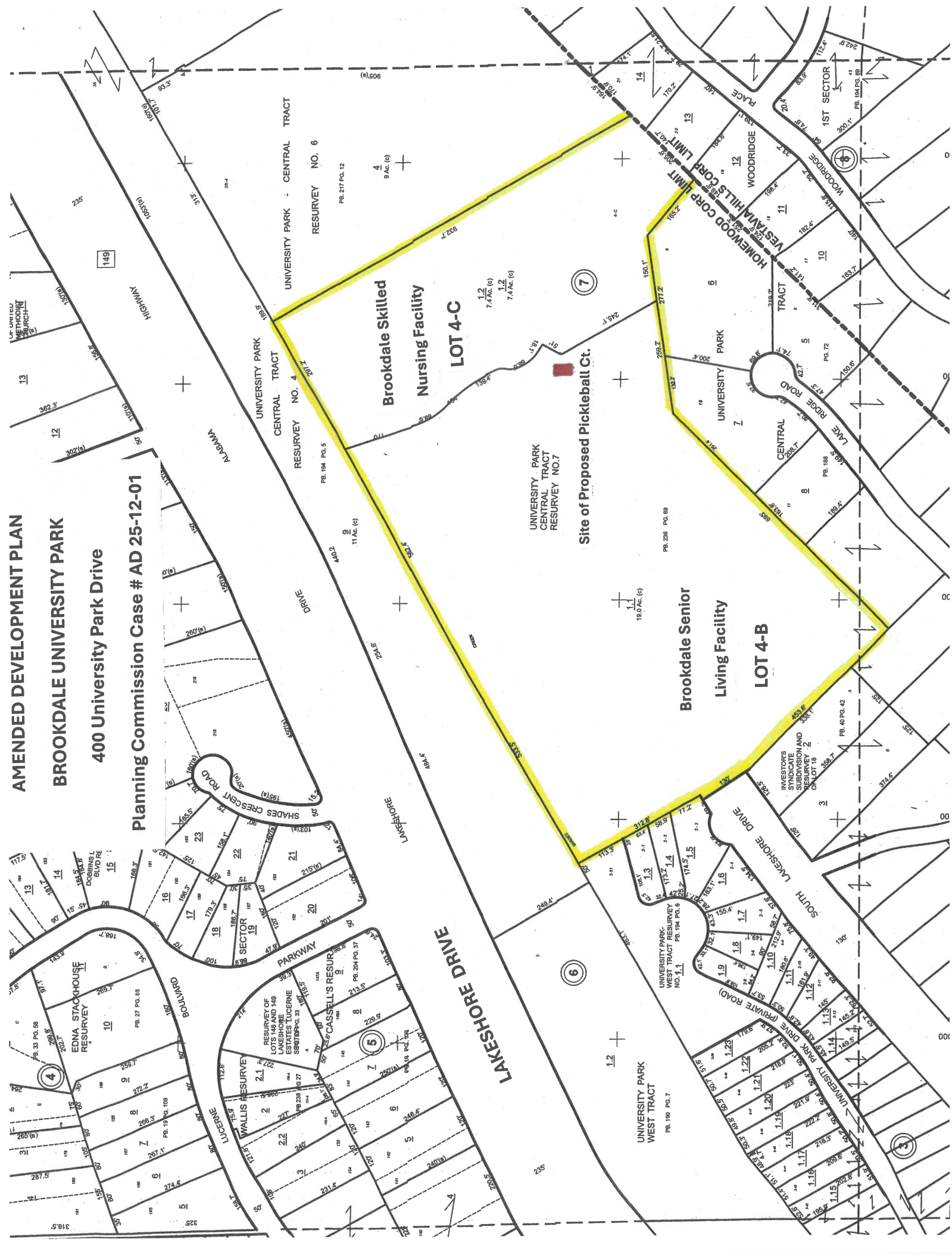
If you would like to view the live stream for this meeting, you will find the “Live Stream” link on our website (www.cityofhomewood.com) on the home page, or you can connect directly via:
www.cityofhomewood.com/live-stream.

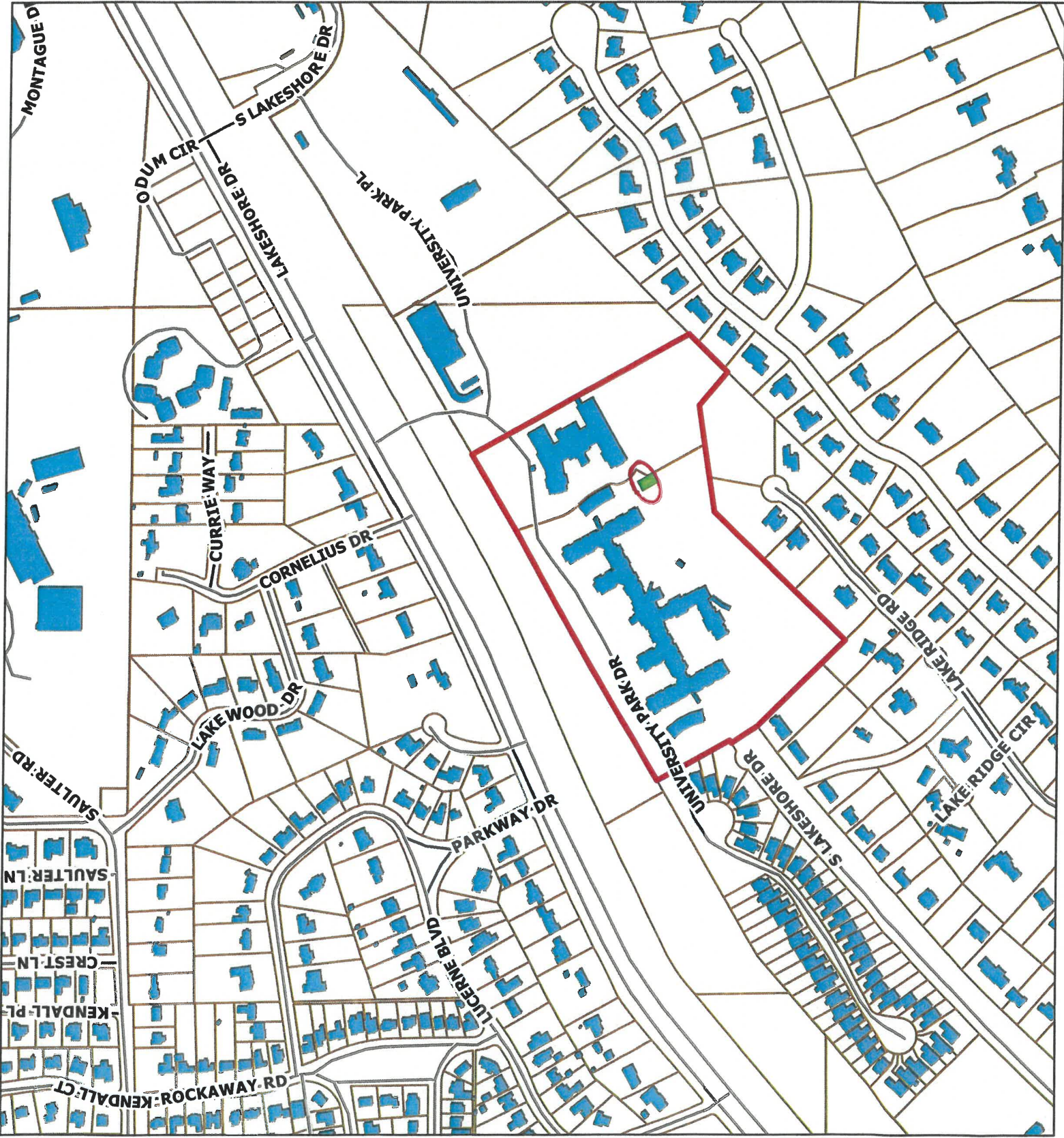
Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary to the Planning Commission at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24 hours prior to the meeting and will be provided to the Commission members for their consideration. Please refer to 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) by clicking on the “Meetings Information / 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 2nd 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.

Planning Commission Case # AD 25-12-01





City of Homewood
PC Case Map
400 University Park Dr.
AD 25-12-01
Vicinity Map

- Pickle Ball Court
- Subject Property
- Building Footprint
- Building Shadow
- Parcels

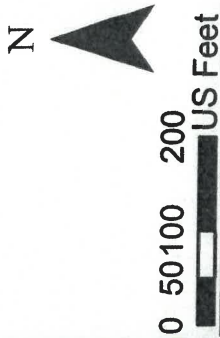


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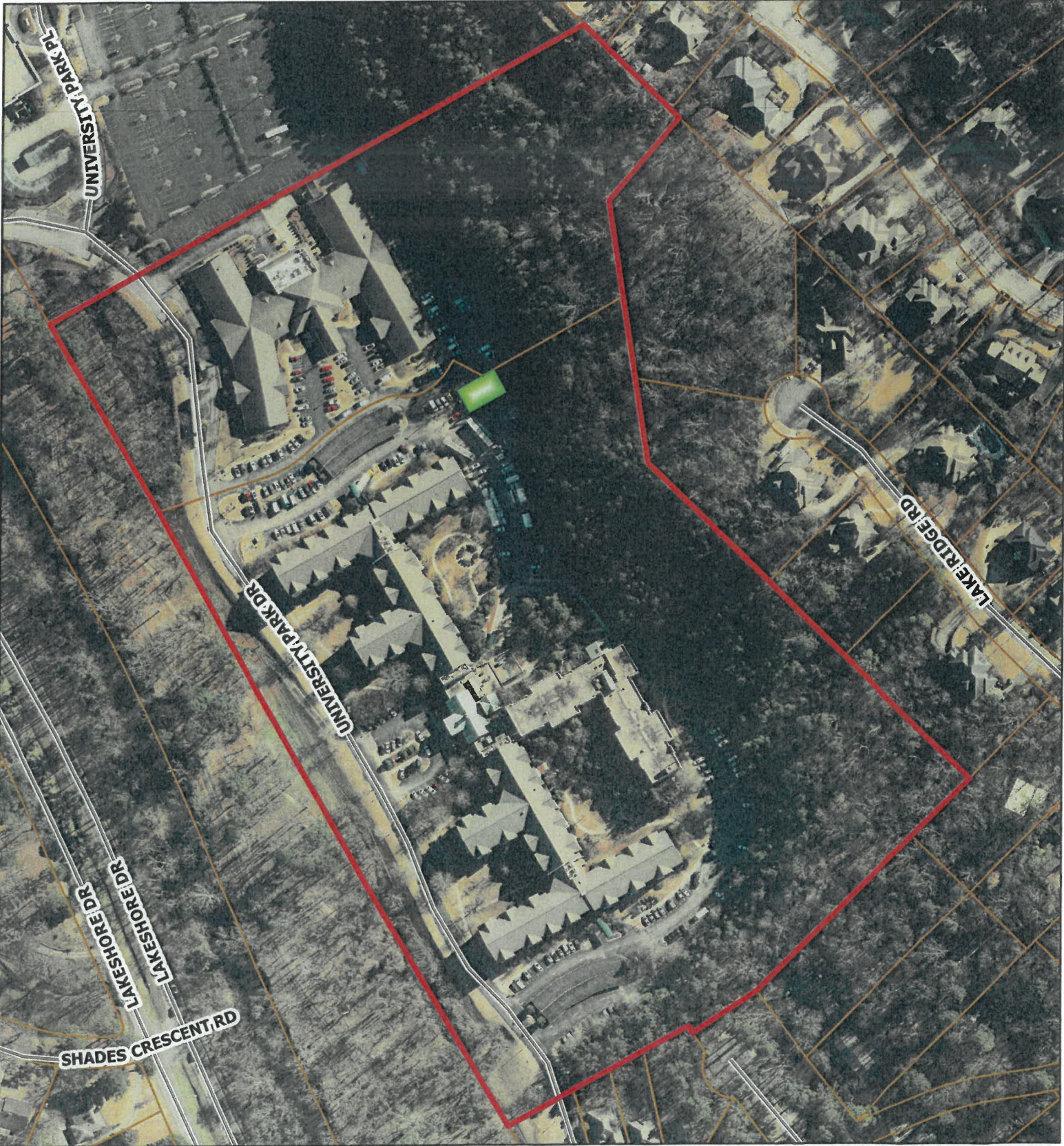
US Feet

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.

- Pickle Ball Court
- Subject Property
- Parcels



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Bird's Eye View of 400 University Park Dr Viewing South



Form I.
APPLICATION FOR SUBDIVISION PLAT APPROVAL
HOMEWOOD PLANNING COMMISSION

1. Name of Subdivision Homewood Community Church

2. Date application filed: 10/16/2025 3. Requested hearing date: 12/2/2025

4. Class of subdivision (as determined by Subdivision Administrator):

Major subdivision x Minor subdivision

5. Type of subdivision activity: _____

6. Approval requested by this application _____

 x **New subdivision** **Sketch plat**

_____ Resurvey of subdivision _____ Preliminary plat

_____ Vacation of plat	_____ Construction plans
------------------------	--------------------------

	x	Final plat
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
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9	9	9
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99	99	99
100	100	100

7. Applicant: Homewood Community Church

Phone: 205.305.4079

Address: 2811 Crescent Avenue, Suite 101, Homewood, AL 35209

8. Owner: F.R.Z. LLC, 2117 Christina Cove, Hoover, AL 35244

Phone: _____

Address: _____

9. Attorney or authorized agent: Kadre Engineering, LLC

Phone: 205.305.4079

Address: 2447 Alton Road, Suite 101, Birmingham, AL 35210

10. Engineer: Kadre Engineering, LLC

Phone: 205.305.4079

Address: 2447 Alton Road, Suite 101, Birmingham, AL 35210

11. Surveyor: Ray and Gilliland, P.C.

Phone: 256.245.3243

Address: 122 North Calhoun St., Sylacauga, AL 35150

12. Subdivision location: 813 Greensprings Hwy, Homewood, AL 35209

13. Tax map parcel number(s): 29 00 23 1 002 001.000

14. Acreage: 6.13 15. Number of lots: 2

16. Zoning: GURD 17. Proposed land use: GURD

18. Development plan required? YES 19. Construction plans required? YES

20. Check all submissions with this application:
(Items marked * required for major subdivision only)

<u>Sketch Plat</u>	<u>Preliminary Plat*</u>	<u>Construction Plan*</u>	<u>Final Plat</u>
<input type="checkbox"/> checklist	<input type="checkbox"/> checklist	<input type="checkbox"/> checklist	<input checked="" type="checkbox"/> checklist
<input type="checkbox"/> 3 copies of plat	<input type="checkbox"/> application fee	<input type="checkbox"/> bonds and assurances	<input checked="" type="checkbox"/> application fee
	<input type="checkbox"/> original plat	<input type="checkbox"/> original plans	<input checked="" type="checkbox"/> original plat
	<input type="checkbox"/> 3 copies of plat	<input type="checkbox"/> 3 copies of plans	<input checked="" type="checkbox"/> 3 copies of plat
	<input type="checkbox"/> subdivision waiver	<input type="checkbox"/> approved Preliminary Plat	<input type="checkbox"/> performance bond*
	<input type="checkbox"/> request		
	<input type="checkbox"/> approval of Sketch Plat	<input type="checkbox"/> irrevocable offer of dedication	

Signature of applicant: Brad Anderson (Church Officer)

Signature of authorized agent or attorney: B. J. Hall

Signature of authorization by owner: [Signature]

For City Use Only:

\$ 200.⁰⁰ application fee received on 10/16/25 by receipt # CK 1259

Scheduled hearing date: DECEMBER 2, 2025

Application received by: [Signature] on 10/16/25

Copies transmitted for staff review on _____

Staff comments received: ☐ Engineering ☐ Fire Dept. ☐ Other _____

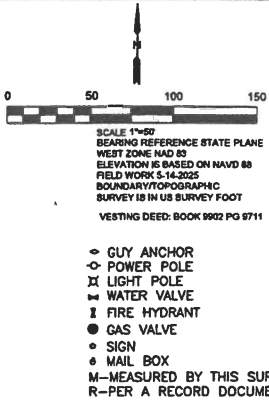
Copies & reports transmitted to Planning Commission on _____

HOMEWOOD COMMUNITY CHURCH SUBDIVISION
LOCATED IN THE NE 1/4 NE 1/4 AND NW 1/4 NE 1/4
SECTION 23 TOWNSHIP 18 SOUTH
RANGE 3 WEST

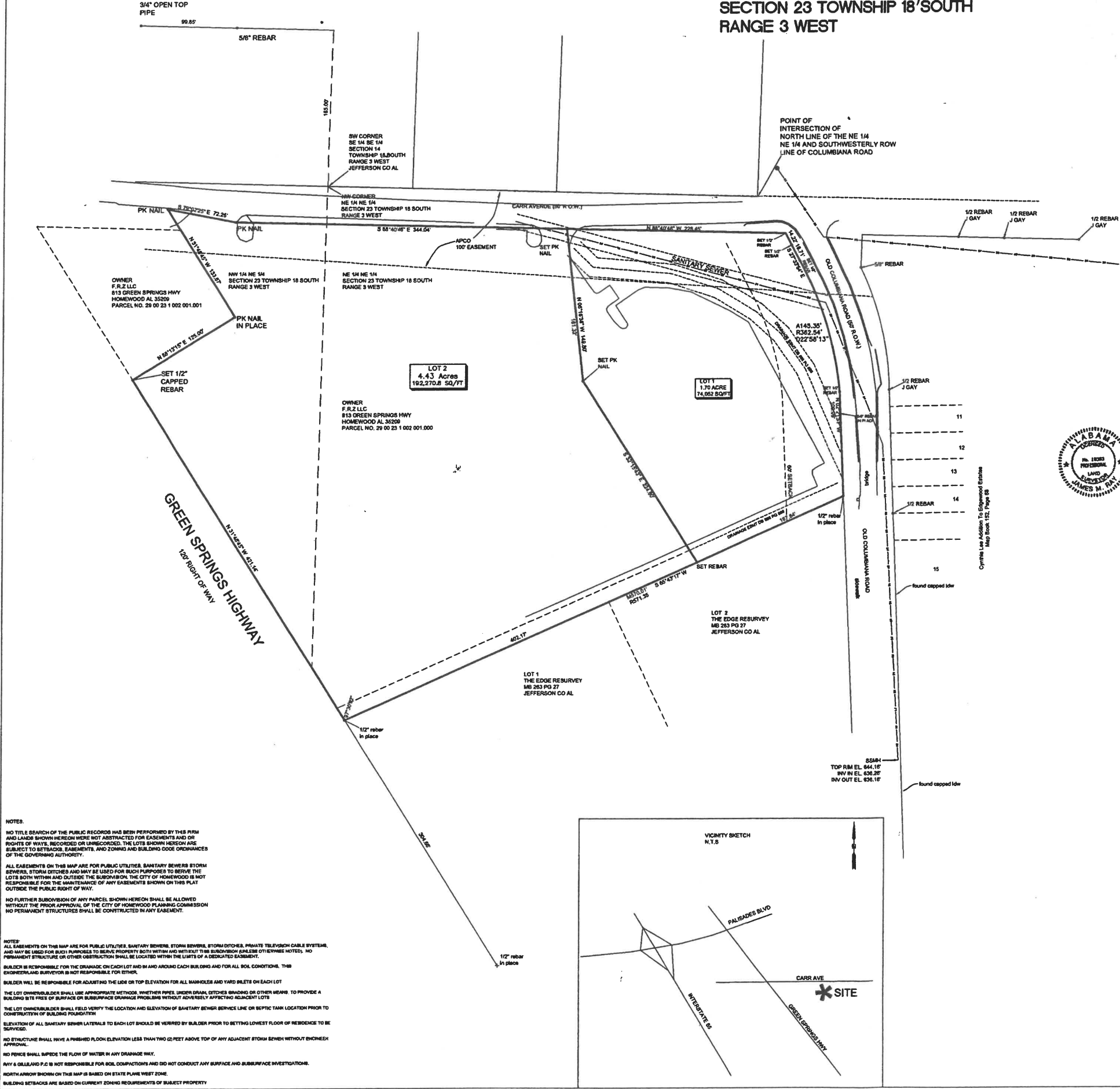
THE PURPOSE OF THIS SURVEY IS TO DIVIDE
6.11 ACRES INTO 2 COMMERCIAL LOTS

OWNER: F.R.Z. LLC
2112 CHRISTINA COVE
HOOVER, AL 35244

PLANNING COMMISSION CASE NO. RS 25-12-02
RELATED CASE NO. AD25-12-03



FLOOD INFORMATION
THIS PROPERTY IS LOCATED IN FLOOD ZONE
X AS SHOWN BY THE NATIONAL FLOOD INSURANCE
PROGRAM FOR JEFFERSON COUNTY, ALABAMA
MAP NUMBER 81070305041 MAP REVISED
DATE SEPTEMBER 24, 2021



State of Alabama
Jefferson County)

The undersigned, James M. Ray, Registered Land Surveyor, State of Alabama, and F.R.Z. LLC, AN ALABAMA LIMITED LIABILITY COMPANY, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as HOMEWOOD CHURCH SUBDIVISION, 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 the number of each lot and block, and showing the relation of the lands to the maps of the government survey of Section 14, Township 18 South, Range 3 West, 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. I, James Ray, 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. Said owners also certify that they are the owners of said land.

In Witness Whereof, the said James Ray has set his name and seal, and _____ as Owners, have caused these presents to be executed on their behalf, this ____ day of _____, 2025.

By: _____
James M. Ray
Reg. L.S. #18383
122 NORTH CALHOUN ST
SYLACAUGA, ALABAMA 35150

By: _____
F.R.Z. LLC - MEMBER

State of Alabama
Jefferson County)

I, _____ as Notary Public in and for said County and State, do hereby certify that James M. Ray, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2025

By: _____
Notary Public - Commission Exp: _____

State of Alabama
Jefferson County)

I, _____ as Notary Public in and for said County and State, do hereby certify that _____ whose name is signed to the foregoing certificate as, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2025.

Final plat approved by resolution of the Homewood Planning Commission on _____, 2025.

APPROVED FOR RECORDING

Chairman _____

Secretary _____

Zoning Administrator _____

Certified that this plat is an accurate survey of the subdivision and that all monuments have been erected as represented.

Date: _____ James M. Ray, Reg. L.S. #18383

NOTE: 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.

Director of Environmental Services _____

Date _____

ENDORSEMENT BY THE PLANNING COMMISSION AS FOLLOWS:
FINAL PLAT APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON

_____ 2025

CHAIRMAN _____ SECRETARY _____

ZONING ADMINISTRATOR _____ DATE _____

RAY & GILLILAND, P.C.

122 NORTH CALHOUN STREET
P.O. BOX 1185
SYLACAUGA, ALABAMA 35150

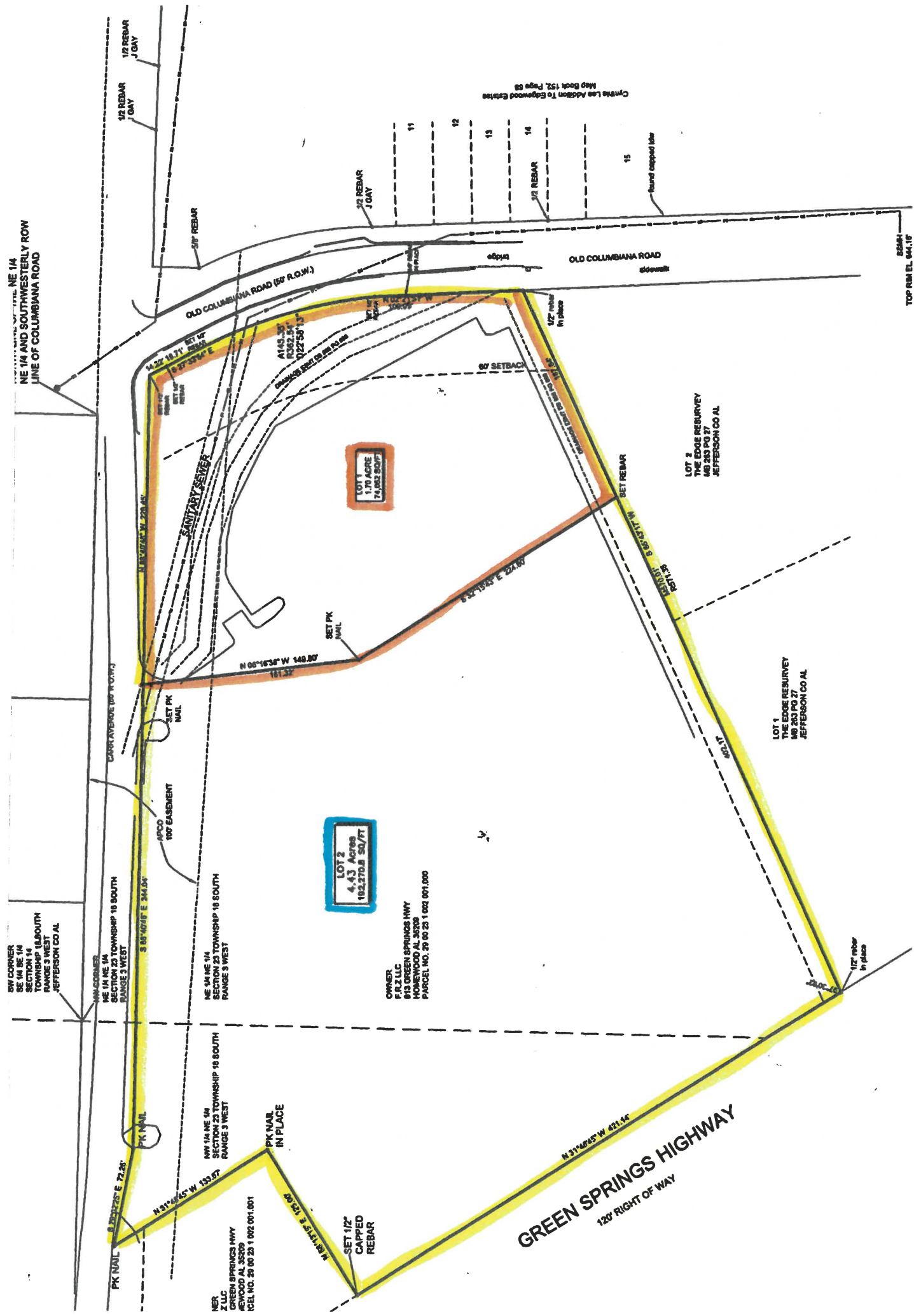
TEL NO. (256) 245-3243
FAX NO. (256) 245-3202
FILE: HOMEWOODCOMMUNITY

DRAWN BY: BMR
BOUNDARY SURVEY

SCALE: 1" = 50'
MAY 2025 - NOVEMBER 2025

ENLARGEMENT OF PROPOSED RESURVEY OF 813 GREEN SPRINGS HWY.

PLANNING COMMISSION CASE # RS 25-12-02



CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone: 205-332-6800

Cale Smith, PE, City Manager

Wyatt Pugh, 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 for a meeting to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, December 2, 2025**. 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:

Homewood Community Church

for a proposed subdivision plat of land owned by:

F.R.Z., LLC

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

813 Green Springs Highway

Parcel ID: 29-00-23-1-002-001.000


The proposal consists of a RESURVEY

Purpose:

A request for approval of a Resurvey to subdivide a 6.13-acre parcel of property into two lots to facilitate future development. As proposed, one of the two lots being created would be purchased and utilized for parking by the new Homewood Community Church which is planned for construction on a site situated to the immediate south as part of companion case (Case # AD 25-12-03) which will also be considered at the same meeting.

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 a 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 November 25, 2025, 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
City of Homewood
PC CASE # RS 25-12-02

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

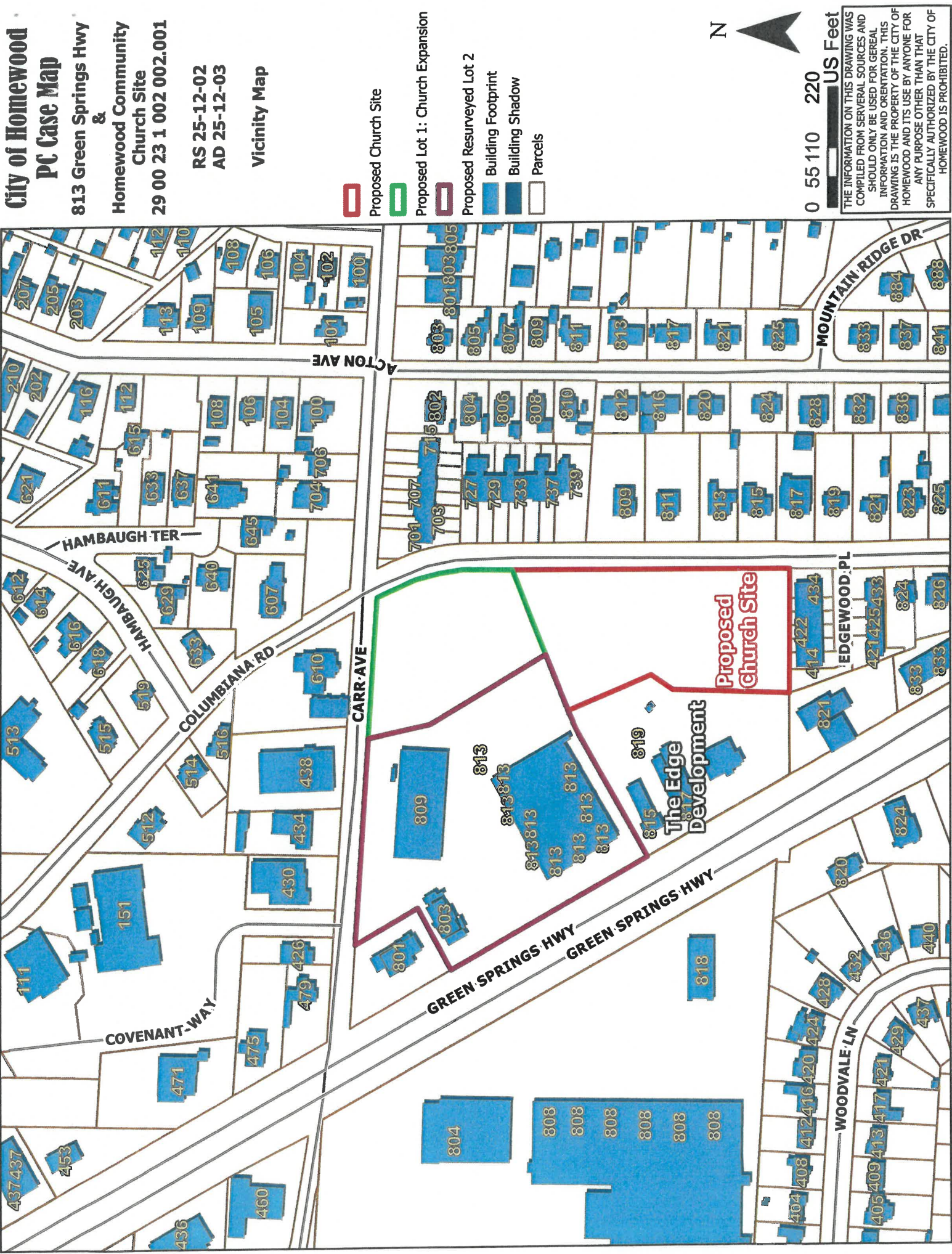
Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

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) on the home page, or you can connect directly via: 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. 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 refer to 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) by clicking on the “Meetings Information / 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 2nd 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.



Bird's Eye View of Proposed Church Site looking NE



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

1. Name of development: Homewood Community Church
2. Date application filed: 10/8/2025 3. Requested hearing date: 12/2/2025
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: Homewood Community Church
- Phone: 205.305.4079
- Address: 2811 Crescent Avenue, Suite 101, Homewood, AL 35209
6. Owner: Homewood Community Church F.R.Z. LLC
2811 Crescent Avenue, Suite 101 2117 Christina Cove
Homewood, AL 35209 Hoover, AL 35244
Phone: tom@homewoodcommunitychurch.org
- Address: _____
7. Attorney or authorized agent: Kadre Engineering
- Phone: 205.305.4079
- Address: 2447 Alton Road, Birmingham, AL 35210
8. Engineer: Kadre Engineering
- Phone: 205.305.4079
- Address: 2447 Alton Road, Birmingham, AL 35210
9. Surveyor: Ray and Gilliland P.C.
- Phone: 256.245.3243
- Address: 122 North Calhoun St. , Sylacauga, AL 35150

10. Development Address(s): ~~849 Greensprings Hwy, Homewood, AL 35209~~ (CHURCH ADDRESS TO BE DETERMINED)

11. Tax map parcel number(s): 2900231002002.000, 2900231002002.001, 2900231002001.000

12. Acreage: 10 Ac Total / New
Development 3.87 Ac 13. Zoning: GURD

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

Signature of applicant: Brad Anderson (Church Officer)

Signature of authorized agent or attorney: Brian Hatchers (BRIAN HATCHERS)

Signature of authorization by owner: [Signature]

For City Use Only:

\$ 100.00 application fee received on OCT. 8, 2025 by receipt # —

Scheduled hearing date: DECEMBER 2, 2025

Application received by: FRED GOODWIN on OCTOBER 8, 2025

Statement of Intent

The proposed Homewood Community Church development as proposed in the attached development plan submittal requires a subdivision and Amended Development Plan of parcels listed below. The proposed development of Homewood Community Church includes an auditorium and education wing. The building will be 30,787 SF, two-stories in height and be constructed using a combination of brick and Hardie lap siding. The lower level will be 22,584 SF with a second story education wing of 8,213 SF. The auditorium will be a maximum of 7,000 SF with non-fixed seating.

It is the intent of this development to provide worship services on Sunday and Wednesday. There may be a Mother’s Day Out program run within the education wing during the weekday, however a full-time daycare program is not planned for this facility.

The proposed development meets the required parking count of 175 spaces through its proposed parking and a cross parking agreement with The Edge. Access points to proposed church parking areas will be from Carr Avenue to the north and Greensprings Highway via an access agreement with The Edge to the west.

Parcel ID	Current Zoning	Proposed Zoning
2900231002002.000	GURD	GURD
2900231002002.001	GURD	GURD
2900231002001.000	GURD	GURD

All utilities for this project are available within the adjacent Rights-of-Way or through The Edge development.

Please call if you have any further questions.
Sincerely,



Brian L Hatcher, PE
Principal
2447 Alton Road, Suite 101
Irondale, AL 35210
BHatcher@kadre-eng.com
205.305.4079

LEGAL DESCRIPTION

AMENDED DEVELOPMENT PLAN

HOMEWOOD COMMUNITY CHURCH

Planning Commission Case # AD 25-12-03

FRZ Lot 1

From the POINT OF BEGINNING at the SE ROW corner of Carr Avenue and Columbiana Road; Thence, S 27° 33' 53.6" E for a distance of 18.71 feet to the beginning of a non-tangential curve, Said curve turning to the right through 22° 58' 13.2", having a radius of 362.54 feet, and whose long chord bears S 17° 07' 13.9" E for a distance of 144.37 feet , Thence, S 02° 21' 50.7" E for a distance of 108.88 feet to a point on a line. Thence, S 65° 38' 53.7" W for a distance of 151.78 feet to a point on a line. Thence, S 65° 43' 17.1" W for a distance of 16.14 feet to a point on a line. Thence, N 32° 15' 42.8" W for a distance of 224.80 feet to a point on a line. Thence, N 06° 16' 38.4" W for a distance of 149.80 feet to a point on a line. Thence, S 88° 25' 29.5" E for a distance of 233.80 feet to a point on a line to the POINT OF BEGINNING, a parcel containing 1.65+/- Acres.

The Edge Lot 2

From the POINT OF BEGINNING; Thence, S 02° 21' 29.9" E for a distance of 478.83 feet to a point on a line. Thence, S 88° 14' 50.4" W for a distance of 229.11 feet to a point on a line. Thence, N 02° 10' 53.4" W for a distance of 212.36 feet to a point on a line. Thence, N 62° 19' 24.8" E for a distance of 51.18 feet to a point on a line. Thence, N 27° 40' 35.2" W for a distance of 156.88 feet to a point on a line. Thence, N 65° 41' 56.6" E for a distance of 100.8674 feet to a point on a line. Thence, S 32° 15' 42.8" E for a distance of 0.02 feet to a point on a line. Thence, N 65° 38' 53.7" E for a distance of 16.14 feet to a point on a line. thence N 65° 43' 17.1" E a distance of 151.70 feet to the POINT OF BEGINNING, a parcel containing 2.21+/- Acres.

This plan consisting of sheet 1 and 2 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

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

The applicant's amended development plan consisting of sheets 1 and 2 is certified by the zoning administrator as containing the required information:

Zoning Administrator _____ DATE _____

Amended development plan approved by resolution of the Homewood Planning Commission on: _____ DATE _____

Chairman _____ DATE _____

Secretary _____ DATE _____

Amended Development Plan approved by the Homewood City Council:

City Council President _____ DATE _____

City Clerk _____ DATE _____

Amended Development Plan approved by the Homewood City Engineer:

City Engineer _____ DATE _____

Applicants shall read and initial:

The approved amended 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 _____

Owner shall read and initial:

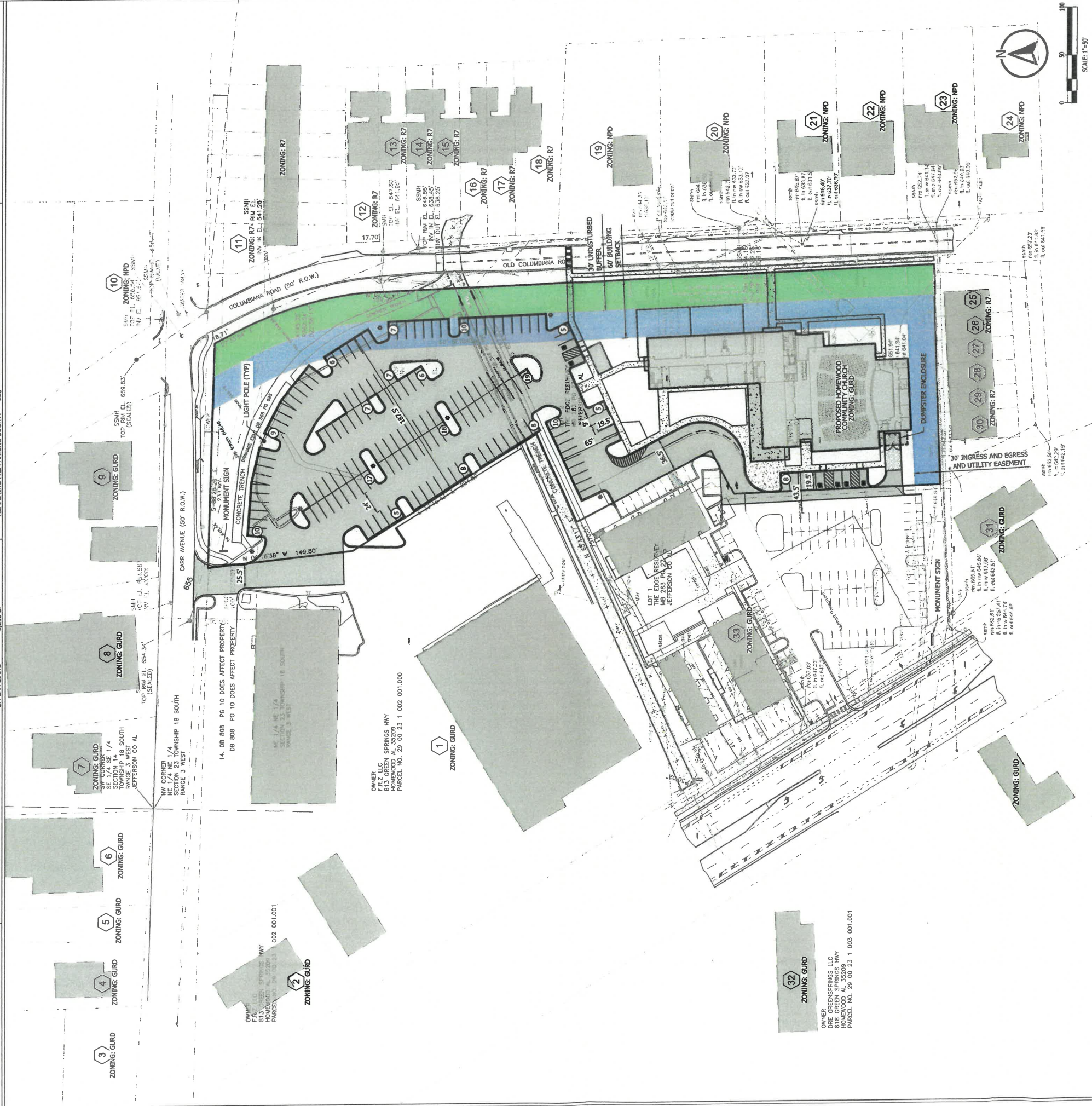
The approved amended development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

Owner's Initials _____

SITE DEVELOPMENT MATRIX

PROPOSED PARCEL DATA:
ZONING: GURD

EXISTING PARCEL DATA:	PROPOSED CONDITIONS:	REQUIRED HCC PARKING COUNT:	PROPOSED PARKING COUNT:
PARCELS (ZONING): 2900231002002.000 (GURD) 2900231002003.000 (GURD) 2900231002001.000 (GURD)	3.97 ACRES CROSS SITE AREA: GROUND COVERING (BLDG): 30.297 SF GROUND COVERING (HARDSCAPE): 0.46% MAX BUILDING HEIGHT: 45 FT	11-B GROUP A-3 ASSEMBLY AREA (TOTAL): 22,584 SF LOWER FLOOR: UPPER FLOOR: REMAINING FRZ PARKING COUNT: 226	206 TOTAL PARKING COUNT: NORTH LOT PARKING COUNT: SHARED PARKING (THE EDGE): 41



LEGEND

- NATURAL AREA
- LIGHT POLE
- CAMPUS INFORMATION SIGN
- STOP SIGN
- FIRE HYDRANT
- STORM INLET
- STORM MANHOLE
- HEADWALL
- CHILLED WATER SERVICE LINE
- SANITARY SEWER LINE
- DOMESTIC WATER SERVICE LINE
- STORM SEWER LINE
- COMMUNICATIONS LINE
- FIRE SERVICE LINE
- GAS LINE
- VALVE

NOTES:

- All future light poles will not exceed the height allowed by Homewood Ordinances.
- All signage shall comply with the Homewood Sign Ordinances.
- Buildings shall be no closer than 25 feet from a public street, nor 15 feet from a district boundary.
- All public improvements, made in connection with the development of this site, shall conform to the Homewood Subdivision Regulations.
- All construction shall conform to the building codes and pertinent ordinances of the City of Homewood.
- Traffic striping and signage is appropriate for this development.
- All proposed drainage facilities handling surface runoff to be connected to existing facilities via appropriately sized underground piping system.
- All landscaping will meet or exceed City of Homewood landscape ordinances.
- Underground utilities shown on this map are from local utility company records and should be field verified prior to construction.

FIRE PROTECTION NOTES:

- New Church Facility to be sprinkled.
- HYDRANT LOCATIONS:
- Existing fire hydrant is located east of The Edge on Greensprings Hwy.
 - New private fire hydrants will be provided on site as required by City of Homewood Fire Department.

FIRE ACCESS LINES

- See site plan for dimensions and locations of proposed fire access roads.

SITE LIGHTING NOTES:

- The noted parking area lighting will be LED type with a nominal height of 20' above surrounding finished grade.
- All future lighting poles will not exceed the height allowed by City of Homewood ordinances.

CULVERT/BRIDGE NOTES:

- The design of the City's open concrete drainage trench which separates the north and south properties must comply with the sections of the City's Subdivision Regulations, especially Sections 152-154 and that the bridge/culvert must be designed for a 100-year flood event. Owner will also comply with the City's Code of Ordinances, specifically Section 154-1 Post Construction Stormwater Management.

CONSTRUCTION SCHEDULE:

START DATE: SEPTEMBER 2026
END DATE: DECEMBER 2027

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO. 1 of 8	DRAWN BY:	Blatcher	PROJECT NUMBER:	25097
	CHECKED BY:	Blatcher	SCALE:	1" = 50'
	DATE:	12/02/2025		

HOMEWOOD COMMUNITY CHURCH

Homewood, Alabama

This plan consisting of sheet 1 and 2 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.

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Zoning Administrator

DATE

Amended development plan approved by resolution of the Homewood
Planning Commission on:

Chairman

DATE

Secretary

DATE

Amended Development Plan approved by the
Homewood City Council:

City Council President

DATE

City Clerk

DATE

Amended Development Plan approved by the
Homewood City Engineer:

City Engineer

DATE

Applicants shall read and initial:

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division of land and the dedication of public improvements.

Applicant's Initials

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Owner's Initials

SITE DEVELOPMENT MATRIX

PROPOSED PARCEL DATA:

ZONING: GURD

EXISTING PARCEL DATA:

PARCELS (ZONING):

2900231002002.000 (GURD)
2900231002002.001 (GURD)
2900231002001.000 (GURD)

PROPOSED CONDITIONS:

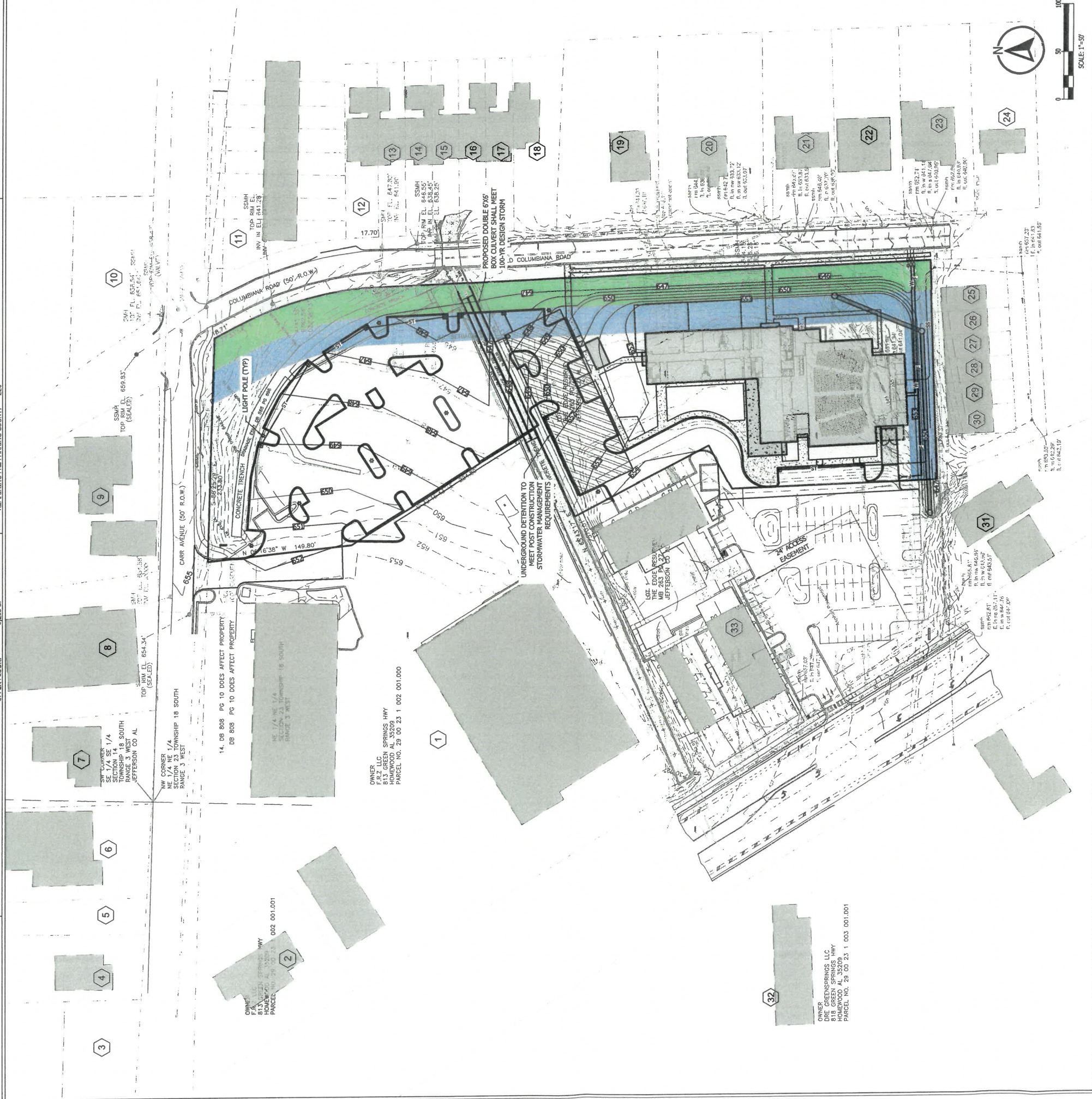
GROSS SITE AREA: 3.87 ACRES
% IMPERVIOUS: 12.2%
% PAVING: 2.6%
% GRASS: 45 FT
MAX BUILDING HEIGHT: 45 FT

CONSTRUCTION TYPE:
OCCUPANCY TYPE:
AREA: 22,584 SF
LOWER FLOOR:
UPPER FLOOR:
8,213 SF

IL-8
GROUP A-3 ASSEMBLY
AREA: 22,584 SF
LOWER FLOOR:
UPPER FLOOR:
8,213 SF

REQUIRED HCC PARKING COUNT: 175
REQUIRED SPACE PER 40 SF OF SANITARY
AREA: 61 SPACE PER 300 SF AREA
REMAINING FRZ PARKING COUNT: 226

PROPOSED PARKING COUNT:
ON-SITE PARKING COUNT:
OFF-SITE PARKING COUNT:
SHARED PARKING (THE EDGED):
206
28
137
41



LEGEND

- NATURAL AREA
- LIGHT POLE
- CAMPUS INFORMATION SIGN
- ◇ STOP SIGN
- ◇ FIRE HYDRANT
- △ STORM INLET
- STORM MANHOLE
- HEADWALL
- CW— CHILLED WATER SERVICE LINE
- SS— SANITARY SEWER LINE
- DW— DOMESTIC WATER SERVICE LINE
- ST— STORM SEWER LINE
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- F— FIRE SERVICE LINE
- G— GAS LINE
- V— VALVE

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CONSTRUCTION SCHEDULE:

START DATE: SEPTEMBER 2026
END DATE: DECEMBER 2027

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO.
2 of 8

DRAWN BY: Blatcher
CHECKED BY: Blatcher
DATE: 12/02/2025

PROJECT NUMBER: 25097
SCALE: 1" = 40'

HOMEWOOD COMMUNITY CHURCH

Homewood, Alabama

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Homewood Fire Department

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Chairman _____ DATE _____
Secretary _____ DATE _____

Amended Development Plan approved by the Homewood City Council:

City Council President _____ DATE _____
City Clerk _____ DATE _____
Amended Development Plan approved by the Homewood City Engineer: _____
City Engineer _____ DATE _____
Owner's Initials _____

Applicants shall read and initial:
The approved amended final development plan is not a subdivision plat.
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Applicant's Initials _____
Owner shall read and initial:
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SITE DEVELOPMENT MATRIX			
EXISTING PARCEL DATA:		PROPOSED PARCEL DATA:	
PARCELS (ZONING):		ZONING: GURD	
2900231002002.000 (GURD)	GROSS SITE AREA: 3.37 ACRES IMPOSED PER 40 SF OF Sanctuary CONTRACTS: 175 PROPOSED PARKING COUNT (SHARED): 164 PROPOSED PARKING COUNT (SHARED): 41 82 Spaces Shared from The Edge	PROPOSED CONDITIONS:	
2900231002002.002 (GURD)		REQUIRED PARKING COUNT:	
2900231002001.000 (GURD)		GROUND COVERING (HARDSCAPE): 0.46% MAX BUILDING HEIGHT: 45 FT	

PARCEL LEGEND

PARCEL 1:
PARCEL ID: 29 00 23 1 002 001.000
FRZ LLC
2117 CHRISTINA COVE
HOOVER, AL 35244

PARCEL 2:
PARCEL ID: 29 00 23 1 002 001.001
FRZ LLC
2117 CHRISTINA COVE
HOOVER, AL 35244

PARCEL 3:
PARCEL ID: 29 00 14 4 012 010.000
WALLS CHILDREN IRREVOCABLE
1300 BRANCHWATER LANE
VESTAVIA, AL 35216

PARCEL 4:
PARCEL ID: 29 00 14 4 012 011.000
LANG MEI FANG & LIN YU LING
1916 HIGHTOWER DRIVE
VESTAVIA, AL 35216

PARCEL 5:
PARCEL ID: 29 00 14 4 012 006.001
HOMEWOOD CCS PROPERTY DEVELOPMENT LLC
1551 COVENANT WAY
HOMEWOOD, AL 35209

PARCEL 6:
PARCEL ID: 29 00 14 4 012 012.000
CITY OF HOMEWOOD
1903 29TH AVE SOUTH
BIRMINGHAM, AL 35209

PARCEL 7:
PARCEL ID: 29 00 14 4 012 013.000
DRA LLC
614 KESWORE DRIVE
OPELKA, AL 36804

PARCEL 8:
PARCEL ID: 29 00 14 4 012 014.000
WHITEHEAD PROPERTIES LLC
5998 LAKE FORREST DR NW
ATLANTA, GA 30328

PARCEL 9:
PARCEL ID: 29 00 14 4 012 015.000
KNIGHT, GAIL B
610 COLUMBIANA ROAD
BIRMINGHAM, AL 35209

PARCEL 10:
PARCEL ID: 29 00 14 4 015 019.000
VINS, DOMINIC C
6927 COLUMBIANA ROAD
BIRMINGHAM, AL 35209

PARCEL 11:
PARCEL ID: 29 00 23 1 001 030.000
SARON, CHERYL D
701 CHR AVE
BIRMINGHAM, AL 35209

PARCEL 12:
PARCEL ID: 29 00 23 1 001 030.008
WOODALL, WHITNEY M
727 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 13:
PARCEL ID: 29 00 23 1 001 030.009
NORRIS, JOSEPH R
729 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 14:
PARCEL ID: 29 00 23 1 001 030.010
MATTHEWS, JAMIESON D
731 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 15:
PARCEL ID: 29 00 23 1 001 030.011
BLUEMY, DELIA BAGGETT
733 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 16:
PARCEL ID: 29 00 23 1 001 030.012
PARKER, STEVEN C
735 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 17:
PARCEL ID: 29 00 23 1 001 030.013
MORGAN, ALICE
737 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 18:
PARCEL ID: 29 00 23 1 001 030.014
MATTHEWS, JAMIESON D
729 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 19:
PARCEL ID: 29 00 23 1 001 032.000
ABDULLA, OMAR
809 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 20:
PARCEL ID: 29 00 23 1 001 033.000
QUJANO, JULIA T
811 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 21:
PARCEL ID: 29 00 23 1 001 034.000
SHARP, MATTHEW & COPELAND, JESSIE
813 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 22:
PARCEL ID: 29 00 23 1 001 035.000
SPARKS, WILLIAM A & SPARKS, JESSICA R
815 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 23:
PARCEL ID: 29 00 23 1 001 036.000
FEIST, RICHARD M SR & LORI
817 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 24:
PARCEL ID: 29 00 23 1 001 037.000
KESH, JILLIAN A
818 COLUMBIANA RD,
BIRMINGHAM, AL 35209

PARCEL 25:
PARCEL ID: 29 00 23 1 002 008.001
BRIONES, ALFONSO M
434 EDGEWOOD PL,
BIRMINGHAM, AL 35209

PARCEL 26:
PARCEL ID: 29 00 23 1 002 008.002
THE SIMS REVOCABLE LIVING TRUST
430 EDGEWOOD PL,
BIRMINGHAM, AL 35209

PARCEL 27:
PARCEL ID: 29 00 23 1 002 008.003
MONTANA, KELLATODO JUAN F & CIBOLU LUNA
MONICA M
426 EDGEWOOD PL,
BIRMINGHAM, AL 35209

PARCEL 28:
PARCEL ID: 29 00 23 1 002 008.004
CHURCH, THOMAS B
422 EDGEWOOD PL,
BIRMINGHAM, AL 35209

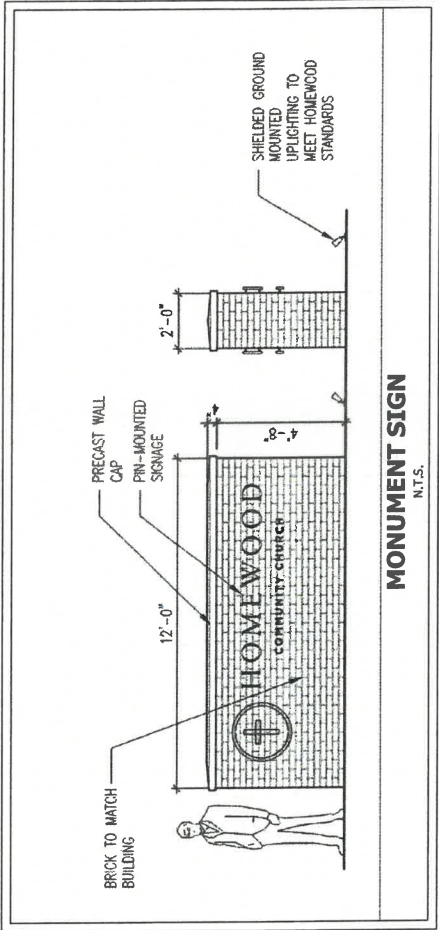
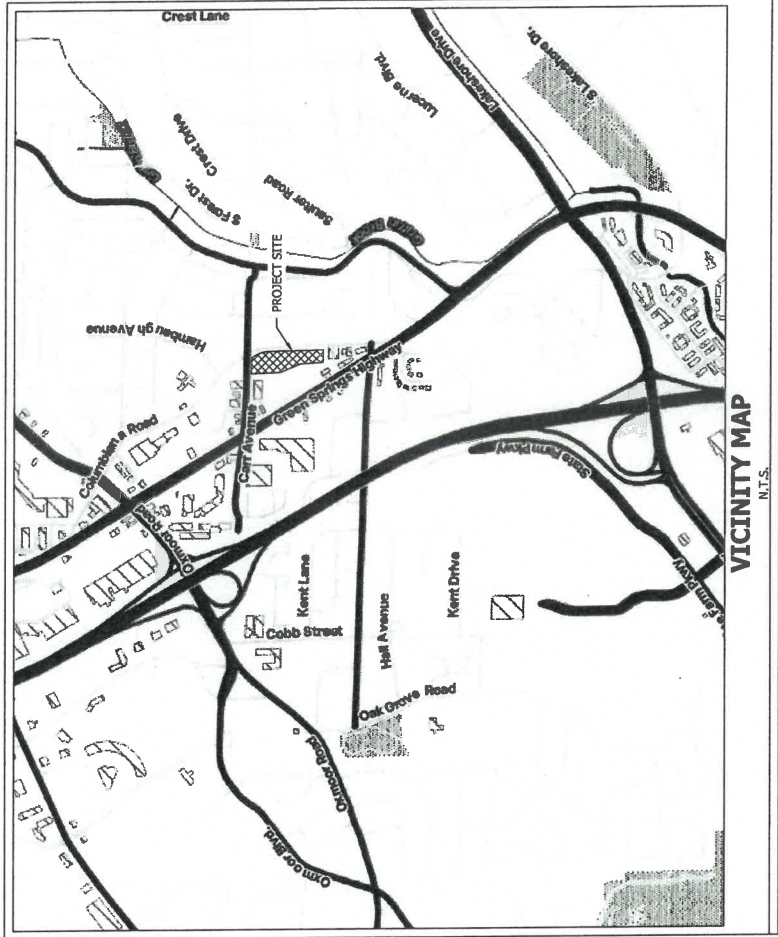
PARCEL 29:
PARCEL ID: 29 00 23 1 002 008.005
GREEN, CHARMEIN MIENTJE
418 EDGEWOOD PL,
BIRMINGHAM, AL 35209

PARCEL 30:
PARCEL ID: 29 00 23 1 003 008.006
BAJALIA ISSAM & DANIEL M THOMPSON
418 EDGEWOOD PL,
BIRMINGHAM, AL 35209

PARCEL 31:
PARCEL ID: 29 00 23 1 002 003.000
HOMEWOOD GREENSPRINGS LLC
821 GREEN SPRINGS HWY,
BIRMINGHAM, AL 35209

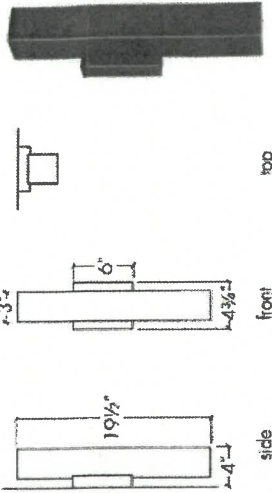
PARCEL 32:
PARCEL ID: 29 00 23 1 003 001.001
DRE GREENSPRINGS LLC
808 GREEN SPRINGS HWY,
BIRMINGHAM, AL 35209

PARCEL 33:
PARCEL ID: 29 00 23 1 002 002.000
GREENSPRINGS DEVELOPMENT LLC
PO BOX 590143
BIRMINGHAM, AL 35259



Base Specs
19.5"h x 6"w x 4"d Opal Acrylic Bottom Diffuser

Notes
Dark Sky friendly available — ~~\$\$~~ Inquire.
Marine grade primer available — ~~\$\$~~ Inquire.



BUILDING LIGHTING
N.T.S.

AMENDED DEVELOPMENT PLAN

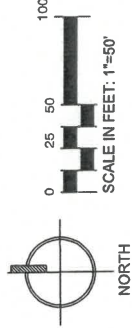
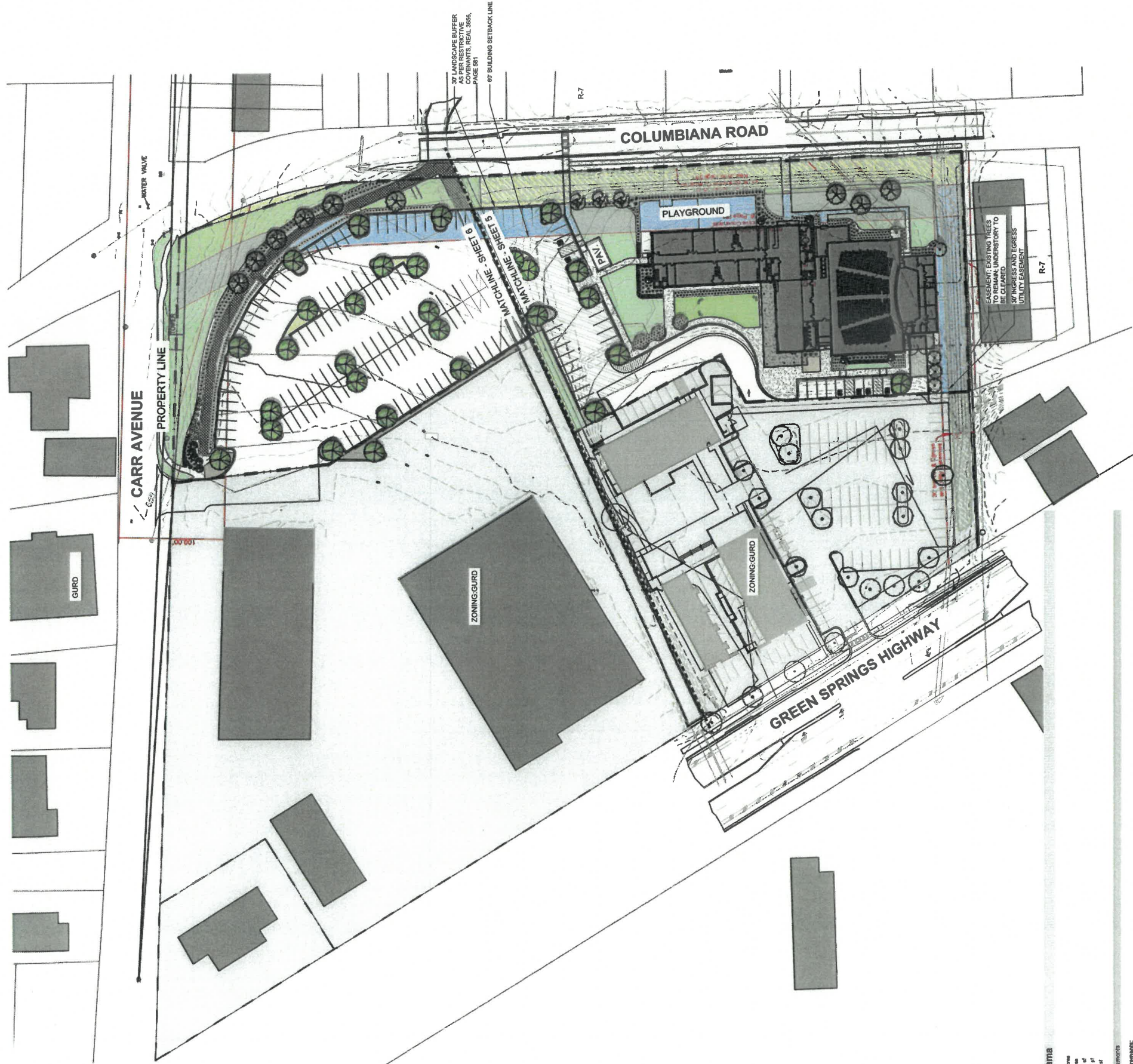
PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO. 3 of 8	DRAWN BY:	Blatcher	PROJECT NUMBER:	25097
	CHECKED BY:	Blatcher	SCALE:	1" = 40'
	DATE:	12/02/2025		

HOMEWOOD COMMUNITY CHURCH

Homewood, Alabama





Homeewood, Alabama

Zone: C-2 (Community Center)
Gross Lot Area: 3.97 acres
Gross Area of Building: 3.2 acres
Impervious Surface Area: 89,501 sq ft
Building Area: 11,500 sq ft
Parking Area: 44,000 sq ft
General Landscaping Requirements: 164

Minimum Tree Density (MTD)

Required

Portage of Developed Area: 238 LF

Undeveloped Portage: 318 LF

Required

Required

MTD Standards:
(1) 10 to 1 acre: 10 trees per acre
(2) 1 to 5 acres: 20 trees per acre
(3) Greater than 5 acres: 24 trees per acre

Tree planting and replacement requirements:

(1) All trees planted to meet MTD by this Article shall be a canopy tree (at least 10' tall at planting) and shall be a native or non-invasive species. (2) All trees planted to meet MTD by this Article shall be a canopy tree (at least 10' tall at planting) and shall be a native or non-invasive species. (3) All trees planted to meet MTD by this Article shall be a canopy tree (at least 10' tall at planting) and shall be a native or non-invasive species.

Foundation Landscaping Requirements:

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

Required

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO.
4 OF 8

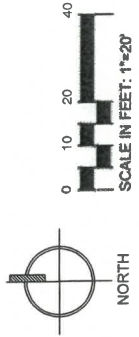
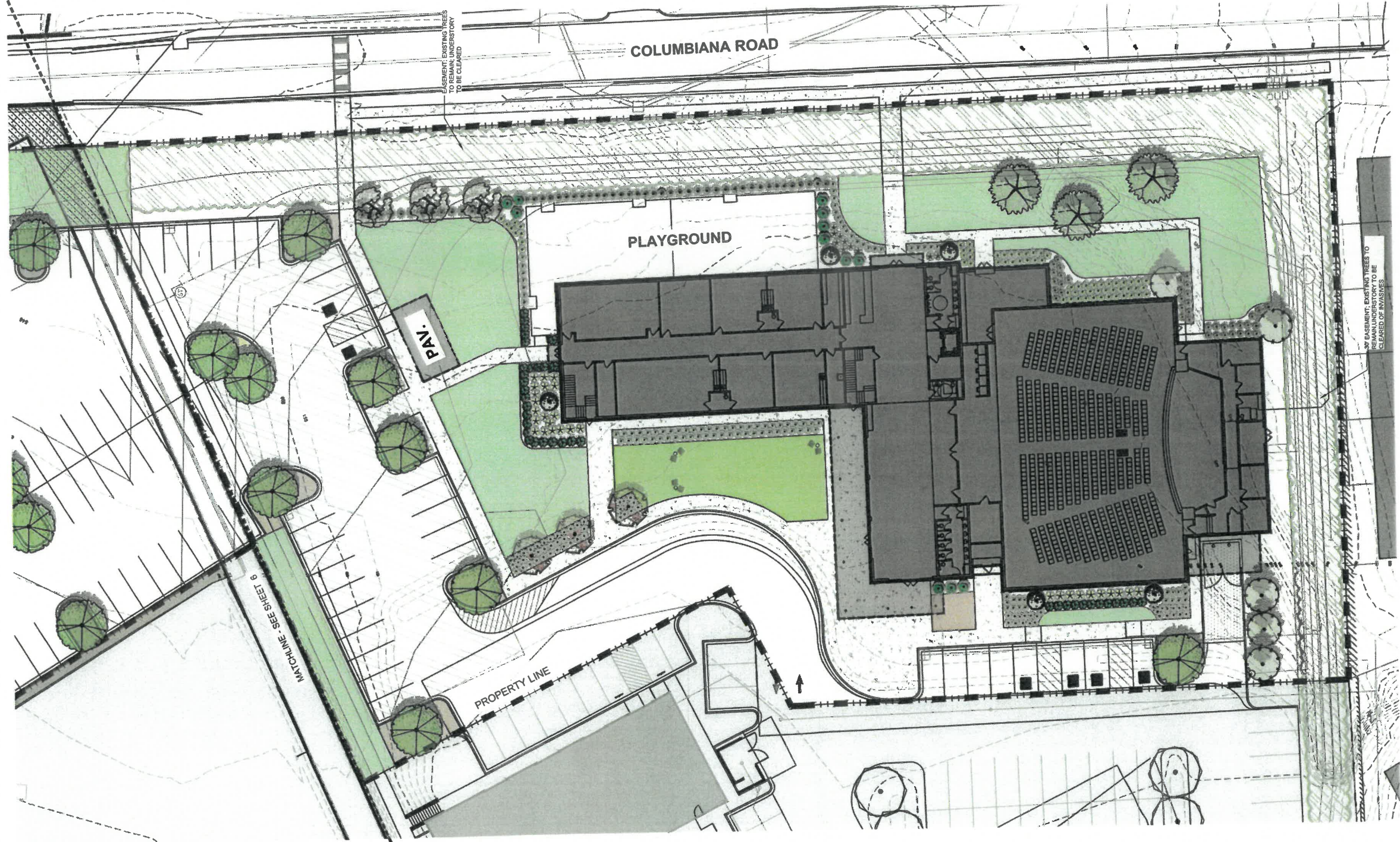
DRAWN BY: EBrown
CHECKED BY: Trena
DATE: 11/24/2025

PROJECT NUMBER: 25097
SCALE: 1" = 50'

HOMEWOOD COMMUNITY CHURCH

HOMewood, AL, 35209





PLANT KEY	
SYMBOL	COMMON NAME
TREES	
	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	BALD CYPRESS
	CHINESE PISTACHE
	CLAUDIA W. MAGNOLIA
	GREEN GABLE™ TUPELO
	MARY NELL HOLLY
	PRINCETON AMERICAN ELM
	EXISTING AMERICAN ELM
	EXISTING PISTACHE
SHRUBS	
	ADAGIO GRASS
	ANISE TREE
	ANTHONY WATERER SPIREA
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	COTONEASTER
	DWARF BURFORD HOLLY
	FIRST EDITIONS® VINTAGE JADE DISTYLIUM
	GLOSSY ABELIA
	KARL FOERSTER FEATHER REED GRASS
	KARL FOERSTER FEATHER REED GRASS
	LITTLE LIME® PANICLE HYDRANGEA
	MRS. G. G. GERBING AZALEA
	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM
	ROSE CREEK ABELIA
	RUBY SPICE SUMMERSWEET
	SHAMROCK INKERRY HOLLY
	SHENDAMOH SWITCH GRASS
	SIXTEEN CANDLES SUMMERSWEET
	STANDING OVATION LITTLE BLUESTEM
	SWEET TEA OLIVE
	WAX MYRTLE 'DON'S DWARF'™
GROUND COVERS	
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	HAMELN FOUNTAIN GRASS
	SHENDAMOH SWITCH GRASS
	EXISTING WOODED AREA
	ARTIFICIAL TURF
SOD/SEED	
	BERMUDA GRASS



HOMEWOOD COMMUNITY CHURCH

HOMEWOOD, AL, 35209

AMENDED DEVELOPMENT PLAN

PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO. 5 OF 8	DRAWN BY: Brown	PROJECT NUMBER: 25097
	CHECKED BY: Renta	SCALE: 1" = 20'
	DATE: 11/7/2025	



PLANT KEY	
SYMBOL	COMMON NAME
TREES	
	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	BALD CYPRESS
	CHINESE PISTACHE
	CLAUDIA W. MAGNOLIA
	GREEN GABLE™ TUPELO
	MARY NELL HOLLY
	PRINCETON AMERICAN ELM
	EXISTING AMERICAN ELM
	EXISTING PISTACHE
SHRUBS	
	ADAGIO GRASS
	ANISE TREE
	ANTHONY WATERER SPIREA
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	COTONEASTER
	DWARF BURFORD HOLLY
	FIRST EDITIONS® VINTAGE JADE DISTYLIUM
	GLOSSY ABELIA
	KARL FOERSTER FEATHER REED GRASS
	KARL FOERSTER FEATHER REED GRASS
	LITTLE LIME® PANICLE HYDRANGEA
	MRS. G. G. GERBING AZALEA
	MRS. SCHILLERS DELIGHT WALTERS VIBURNUM
	ROSE CREEK ABELIA
	RUBY SPICE SUMMERSWEET
	SHAMROCK INKBERRY HOLLY
	SHENDOAH SWITCH GRASS
	SIXTEEN CANDLES SUMMERSWEET
	STANDING OVATON LITTLE BLUESTEM
	SWEET TEA OLIVE
	WAX MYRTLE "DON'S DWARF"™
GROUND COVERS	
	AUTUMN GLOW™ LINDHEIMER'S MUHLY
	HAMELN FOUNTAIN GRASS
	SHENDOAH SWITCH GRASS
	EXISTING WOODED AREA
	ARTIFICIAL TURF
SOD/SEED	
	BERMUDA GRASS

AMENDED DEVELOPMENT PLAN
PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO.
6 OF 8

DRAWN BY: EBrown
CHECKED BY: TRedda
DATE: 11/24/2025

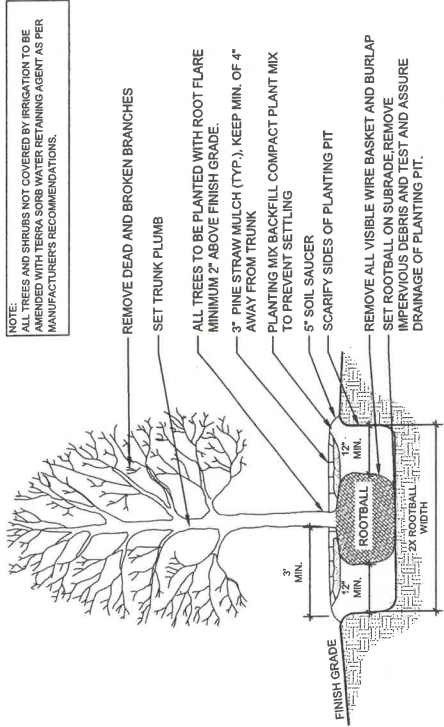
PROJECT NUMBER
25097
SCALE: 1" = 20'

HOMEWOOD COMMUNITY CHURCH
HOMEWOOD, AL, 35209

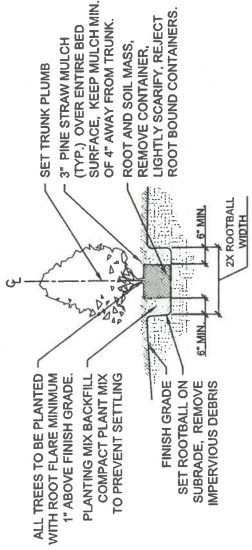
KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

Renta

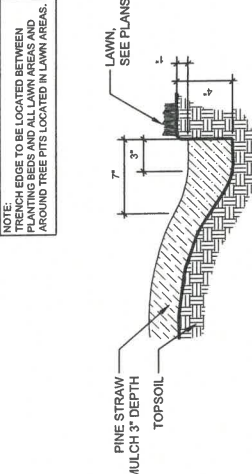
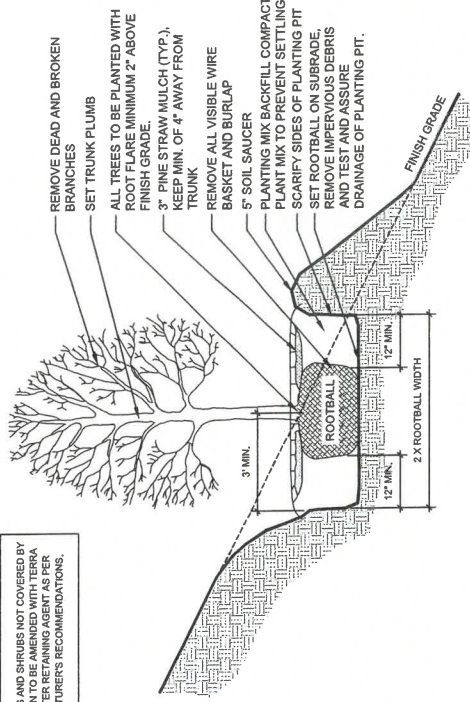
RENTAL EQUIPMENT & SUPPLIES
1000 S. GULF BLVD. SUITE 100
BIRMINGHAM, AL 35203
(205) 944-1234



1 TYPICAL TREE PLANTING
NTS



2 TYPICAL SLOPE PLANTING
NTS

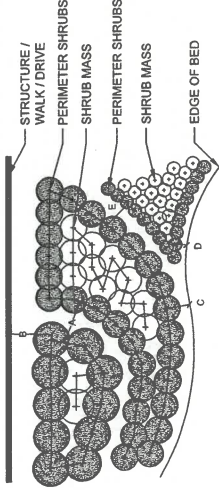


3 TYPICAL CONTAINERIZED SHRUB PLANTING
NTS

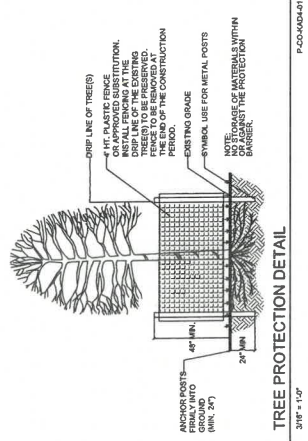
4 TRENCH EDGE FOR ALL PLANT BEDS
NTS

5 TYPICAL STAGGERED ROW PLANTING
NTS

- A. SHRUB TO SHRUB.....LARGEST SPACING BETWEEN TWO DIFFERENT SPECIES OF ADJACENT SHRUBS + 6" (EXAMPLE: 4' O.C. NEXT TO 3' O.C.).
B. SHRUB TO STRUCTURE / WALK / DRIVE.....SHRUB SPACING + 6" (EXAMPLE - 4'-6" FOR 4' O.C.) IN NO CASE LESS THAN 4"
C. SHRUB TO BED LINE.....1/2 SHRUB SPACING + 1 FOOT
D. GROUND COVER TO BED LINE.....GROUND COVER SPACING (EXAMPLE - 1 FOOT FOR 1' O.C.)
E. SHRUB TO GROUND COVER.....1/2 SHRUB SPACING + SPACING OF GROUND COVER
- NOTE:
LAYOUT PERIMETER SHRUBS OF SHRUB MASS FIRST AT DESIGNATED SPACING. INFILL SHRUB MASS AS CLOSE TO GIVEN SPACING AS POSSIBLE, ADJUSTING SPACING UP OR DOWN AS REQUIRED.



6 FREE FORM MASS PLANTING
NTS



7 TREE PROTECTION DETAIL
3/16" x 1/2"

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SPREAD	SPACING	REMARKS
TREES								
	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	8' HT MT	8'	5' - 7' MIN.	AS SHOWN	MULTI-TRUNK, HEALTHY, 3-5 TRUNKS, 1.5" CALIPER MIN.
	10	ILEX X 'MARY NELL'	MARY NELL HOLLY	B & B	7'-9'	3'-4'	AS DRAWN	HEALTHY, FULL TO GROUND
	5	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	CLAUDIA W. MAGNOLIA	B & B	8' - 10' MIN.	6' - 7'	AS DRAWN	FULL TO GROUND
	9	NYSSA SYLVATICA 'NSUHH'	GREEN GABLE™ TUPELO	3' CAL	13' - 15'	7' - 8' MIN.	AS SHOWN	HEALTHY, STRONG CENTRAL LEADER
	3	PISTACIA CHINENSIS	CHINESE PISTACHE	3' CAL	9'-11'	4'-5'	AS DRAWN	STRONG CENTRAL LEADER
	29	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3' CAL	13' - 15'	5' - 6'	AS DRAWN	STRONG CENTRAL LEADER
	14	EXISTING AMERICAN ELM						
	7	EXISTING PISTACHE						
SHRUBS								
	39	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5 GAL	18" MIN.	12" MIN.	4' O.C.	FULL CONTAINER, HEALTHY
	66	AZALEA INDICA 'MRS. G. G. GERBING'	MRS. G. G. GERBING AZALEA	3 GAL	18"-24" MIN.	12"-16" MIN.	48" O.C.	HEALTHY, FULL CONTAINERS
	10	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	3 GAL	18" MIN.	12" MIN.	4' O.C.	FULL CONTAINER, HEALTHY
	82	COTONEASTER PARVEYI	COTONEASTER	3 GAL	18" MIN.	12" MIN.	48" O.C.	FULL, HEALTHY
	50	DISTYLUM X 'VINTAGE JADE'	FIRST EDITION® VINTAGE JADE DISTYLUM	3 GAL	18" MIN.	18"-24" MIN.	3.5' O.C.	FULL CONTAINER, HEALTHY
	48	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICLE HYDRANGEA	3 GAL	18" MIN.	12"-16" MIN.	42" O.C.	HEALTHY, FULL CONTAINERS
	53	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL	18"-24" MIN.	15" - 24" MIN.	48" O.C.	FULL TO GROUND, HEALTHY PLANT
	13	ILLICUM PARVIFLORUM	ANISE TREE	3 GAL	18" - 24" MIN.	18"-24" MIN.	48" O.C.	FULL CONTAINER, HEALTHY
	190	MUHLBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW™ LINDHEIMER'S MULHY	3 GAL	18" MIN.	12" MIN.	3' O.C.	FULL CONTAINER, HEALTHY
	40	MYRTICA CERIFERA 'DON'S DWARF'	WAX MYRTLE 'DON'S DWARF™'	3 GAL, 3.5' O.C.	18"	18"	3' O.C.	FULL, HEALTHY PLANT
	12	OSMANTHUS FRAGRANS	SWEET TEA OLIVE	15 GAL	4'-5'	2'-3'		FULL, HEALTHY PLANT
	98	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT WALTER'S VIBURNUM	3 GAL	18" - 24" MIN.	15" - 18" MIN.	36" O.C.	HEALTHY, FULL CONTAINERS
GROUND COVERS								
	388	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	3 GAL	16" MIN.	12" MIN.	36" O.C.	FULL CONTAINER, HEALTHY
	966	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	16" MIN.	12" MIN.		
	361	PENNISETUM ALOPECUROIDES 'HAMELI'	HAMELI FOUNTAIN GRASS	1 GAL	10" - 12" MIN.	12" - 16" MIN.		
	16,841 SF	EXISTING WOODED AREA						
	1,990 SF	ARTIFICIAL TURF						ARTIFICIAL TURF
SOD/SEED								
	28,648 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD				HEALTHY, NO YELLOWING OR PESTS. CUT NO MORE THAN 24 HRS. BEFORE LAYING.

FOR THE REQUIRED ZONING
COUNT PLEASE SEE PAGE 4.



AMENDED DEVELOPMENT PLAN

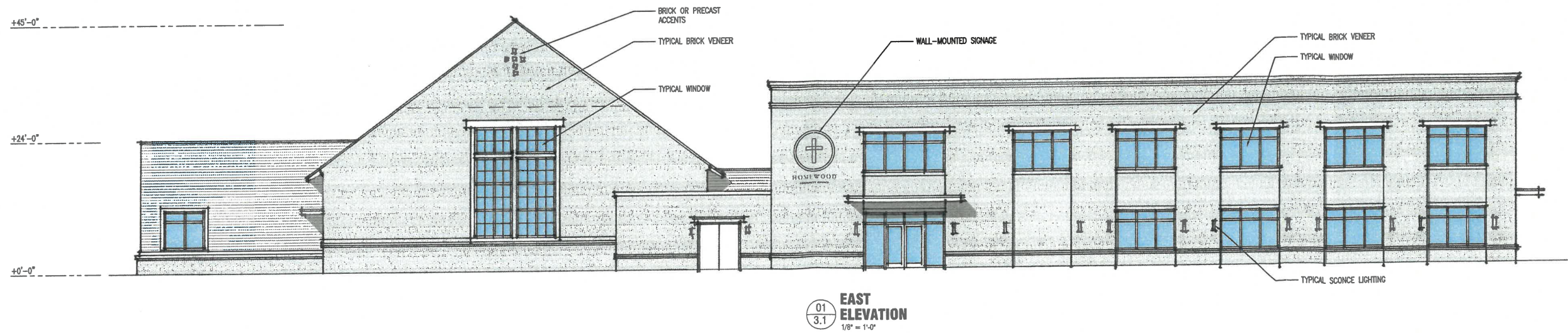
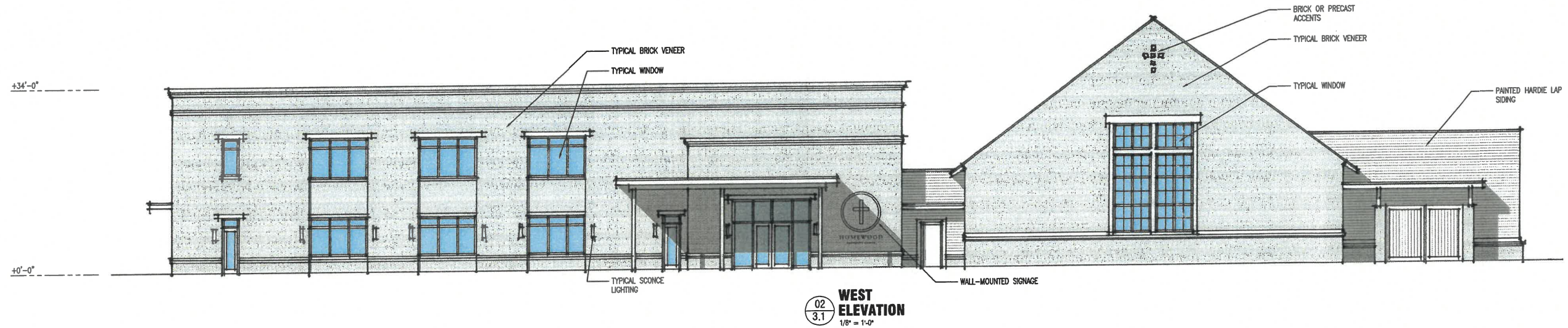
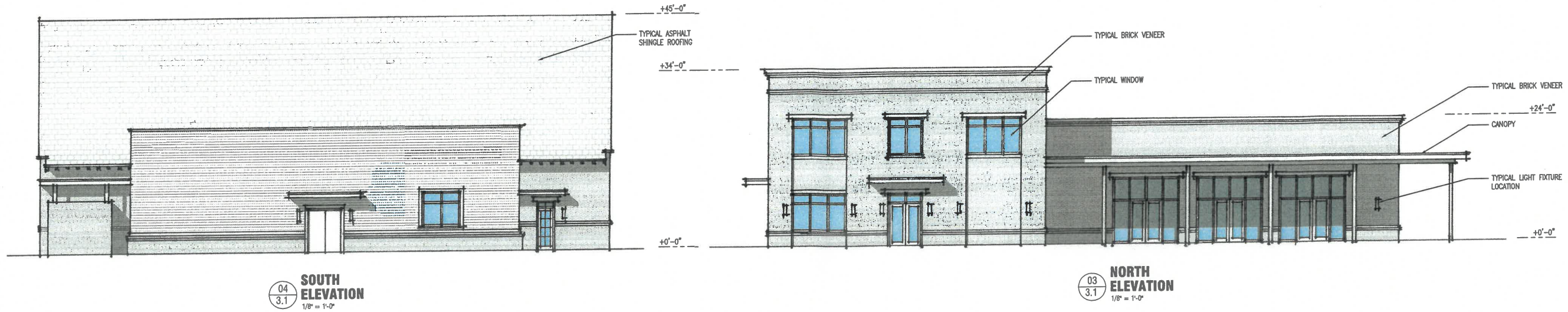
PLANNING COMMISSION CASE NO. AD 25-12-03

SHEET NO. 7 OF 8	DRAWN BY:	ED/ann	PROJECT NUMBER:	25097
	CHECKED BY:	Trenta	SCALE:	
	DATE:	11/24/2025		

HOMEWOOD COMMUNITY CHURCH

HOMEWOOD, AL, 35209

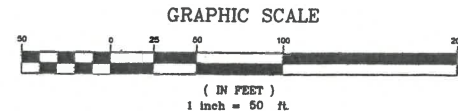




FLOOD ZONE NOTE

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 # 01073C0654J PANEL 554 OF 755 MAP EFFECTIVE DATE 09/24/2021

Resurvey Approved by Planning Commission on December 14, 2023 (Case # RS 23-12-02) creating two separate lots for: the Edge mixed-use development (Lot 1) and a vacant lot (Lot 2) which was later purchased as the site for the proposed Homewood Community Church.



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

DECEMBER 2023

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: SERVISFIRST 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
DATE: 12-12-2023
ALABAMA LIC. NO. 18664

OWNER: GREENSPRINGS DEVELOPMENT, LLC

BY: [Signature]
ITS: Manager
DATE: 12-12-23

MORTGAGEE: SERVISFIRST BANK

BY: [Signature]
ITS: Vice President
DATE: 12-12-2023

DATE: 12-12-2023

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 12th DAY OF December 2023

[Signature]
NOTARY PUBLIC
04-15-2026
MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT [Signature] WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS [Signature] 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 12th DAY OF December 2023

[Signature]
NOTARY PUBLIC
04-15-2026
MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT [Signature] WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS [Signature] OF SERVISFIRST 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 12 DAY OF December 2023

[Signature]
NOTARY PUBLIC
09/24/2025
MY COMMISSION EXPIRES

RONALD K LEBDOH
Notary Public
Alabama State at Large
My Commission Expires Sep 24, 2023

 ARRINGTON ENGINEERING Civil Engineers - Surveyors - Land Planners Office: (205) 985-9315 Fax: (205) 985-9385 2032 Valleydale Road Birmingham AL 35244		DRAWING TITLE THE EDGE RESURVEY	
		DRAWING BY: JOAUBA CHECKED BY: JOA DATE: 08-20-2023 SCALE: 1"=50' PARTY CHIEF: JJ-BW PROJECT NO.: 81179 SHEET: 1 OF 1	
LOCATION & DESCRIPTION SITUATED IN NE 1/4 OF THE NE 1/4 OF SEC 23, T. 18S, R. 3W JEFFERSON COUNTY, ALABAMA		STATE OF ALABAMA #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON	

CITY OF HOMEWOOD PLANNING COMMISSION CASE #RS 23-12-02

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.

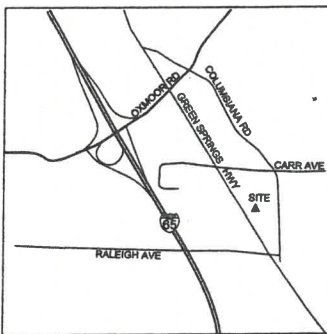
County Division Code: AL040
Inst. # 2023110157
Bic: 203 Pgr 27 Pages: 1 of 1
I certify this instrument filed on 12/15/2023 12:57 PM Doc: MAPBIR
Judge of Probate Jeff Co., AL
Rec: \$25.00 Clerk: WilsonC

ENDORSEMENT BY THE PLANNING COMMISSION, AS FOLLOWS:

Final Plat approved by resolution of the Homewood Planning Commission on

DECEMBER 14, 2023

[Signature] Chairman
[Signature] Secretary
[Signature] Zoning Administrator
Date: 12/15 2023



[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

12/13/2023
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.

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone: 205-332-6800

Cale Smith, PE, City Manager

Wyatt Pugh, 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 for a meeting to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, beginning at **6:00 P.M., on Tuesday, December 2, 2025**. 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:

Homewood Community Church

for a proposed subdivision plat of land owned by:

Homewood Community Church & F.R.Z., LLC

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

813 Green Springs Highway & (Address of Planned Homewood Community Church to be Determined)

Parcel ID: 29-00-23-1-002-001.000 & 29-00-23-1-002-002.001

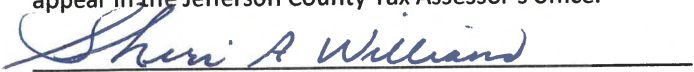
The proposal consists of an AMENED DEVELOPMENT PLAN

Purpose:

A request for approval of an Amended Development Plan for Homewood Community Church to permit the proposed construction of a new, two-story building, comprising a total of 30,797 sq. ft., as well as associated parking, landscaping and other site improvements.

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 a 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 November 25, 2025, which is at least seven days before the fixed hearing date, to all property owners located within 500 ft. of the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
City of Homewood
PC CASE # AD 25-12-03

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.

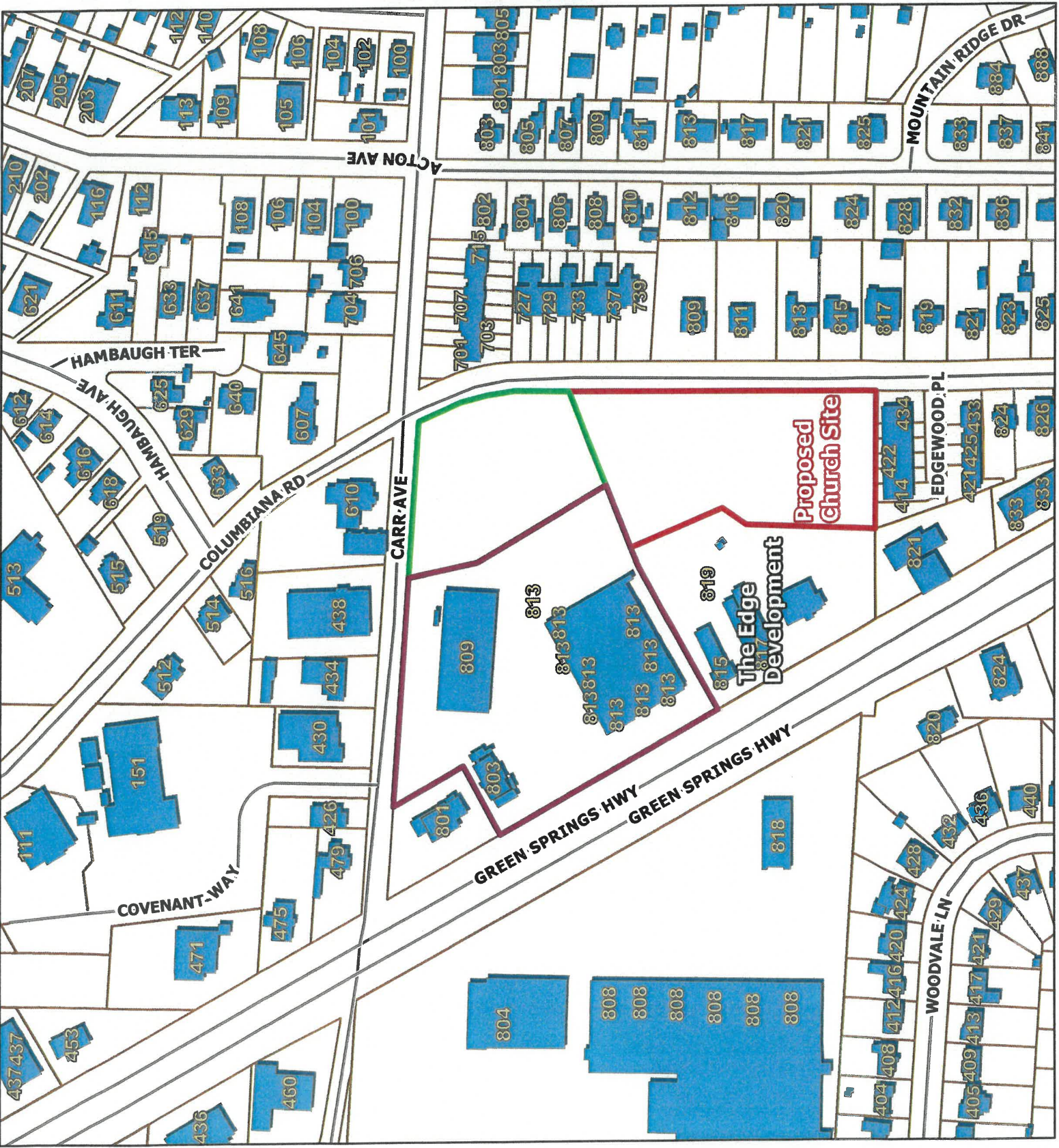
If you would like to view the live stream for this meeting, you will find the “Live Stream” link on our website (www.cityofhomewood.com) on the home page, or you can connect directly via: www.cityofhomewood.com/live-stream.

Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary of the Planning Commission at 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 refer to 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) by clicking on the “Meetings Information / 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 2nd 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
813 Green Springs Hwy
&
Homewood Community
Church Site
29 00 23 1 002 002.001
RS 25-12-02
AD 25-12-03
Vicinity Map



Proposed Church Site

Proposed Lot 1: Church Expansion

Proposed Resurveyed Lot 2

Building Footprint

Building Shadow

Parcels

055110220

US Feet

N

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City of Homewood
PC Case Map

813 Green Springs Hwy
&
Homewood Community
Church Site
29 00 23 1 002 002.001

RS 25-12-02
AD 25-12-03

Aerial Photo



- Proposed Church Site
- Proposed Lot 1: Church Expansion
- Proposed Resurveyed Lot 2
- Parcels



0 37.575 150 US Feet

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Bird's Eye View of Proposed Church Site looking NE



Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 905, 907 & 909 Frisco St
Date application filed: OCTOBER 29, 2025 Vacant lot(s)? Yes
Subdivision location: THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 13, TOWNSHIP 18 SOUTH, RANGE 3 WEST
Tax map Parcel I.D. Number(s): 29-00-13-2-005-004.000
Acreage: 0.496 Number of proposed lots: 2
Current Zoning: NPD Proposed land use: Residential

Activity requested by applicant: (please check as applicable)

Divide Property: X Move lot line(s): _____

Combine Property: _____ Other: _____

Applicant: Schoel Engineering Company, Inc. Owner: Chase Fisher

Phone: 205-313-1152 Phone: 334-312-1607

Address: 1001 22nd St S Address: 1984 Hickory Rd

Birmingham, AL 35205 Vestavia Hills, AL 35216 35216

City State Zip City State Zip

Signature of Applicant

Signature of Owner

Registered Land Surveyor: Mark W. Clark / SCHOEL ENGINEERING

Phone: 205-313-1140

Address: 1001 22nd Street S

Birmingham AL 35205

City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on OCTOBER 29, 2025

\$ 200.00 Application fee* received on OCT. 30, 2025 by receipt # ---

Application reviewed by Subdivision Administrator on _____

NPD Calculation: Completed by: _____ N/A: _____

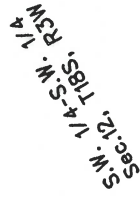
Application approved by Subdivision Administrator on _____

Action taken by Planning Commission (if applicable) _____

* \$200 resurvey fee, \$100 for Combining lots

Copyright © 2025 School Engineering Company, Inc.

905-909 FRISCO STREET (CASE NO. RS 25-12-04)



CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone: 205-332-6800

Cale Smith, PE, City Manager

Wyatt Pugh, Director

Planning Commission
PUBLIC HEARING NOTICE

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

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

Schoel Engineering Company, Inc.

for a proposed subdivision plat of land owned by:

Chase Fisher

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

905, 907 & 909 Frisco Street

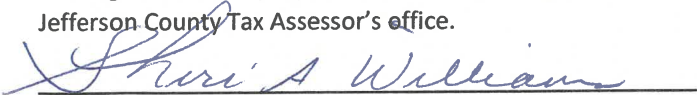
Parcel ID: 29-00-23-2-005-004.000

The proposal consists of a RESURVEY

Purpose:
A request for approval of a Resurvey to subdivide a 0.496 acre parcel of property, comprising three undeveloped lots, resulting in the creation of two lots to facilitate the construction of new, single-family housing.

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 a 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 November 25, 2025, 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
City of Homewood
PC CASE # RS 25-12-04

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.

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905,907 & 909 Frisco St.

RESURVEY

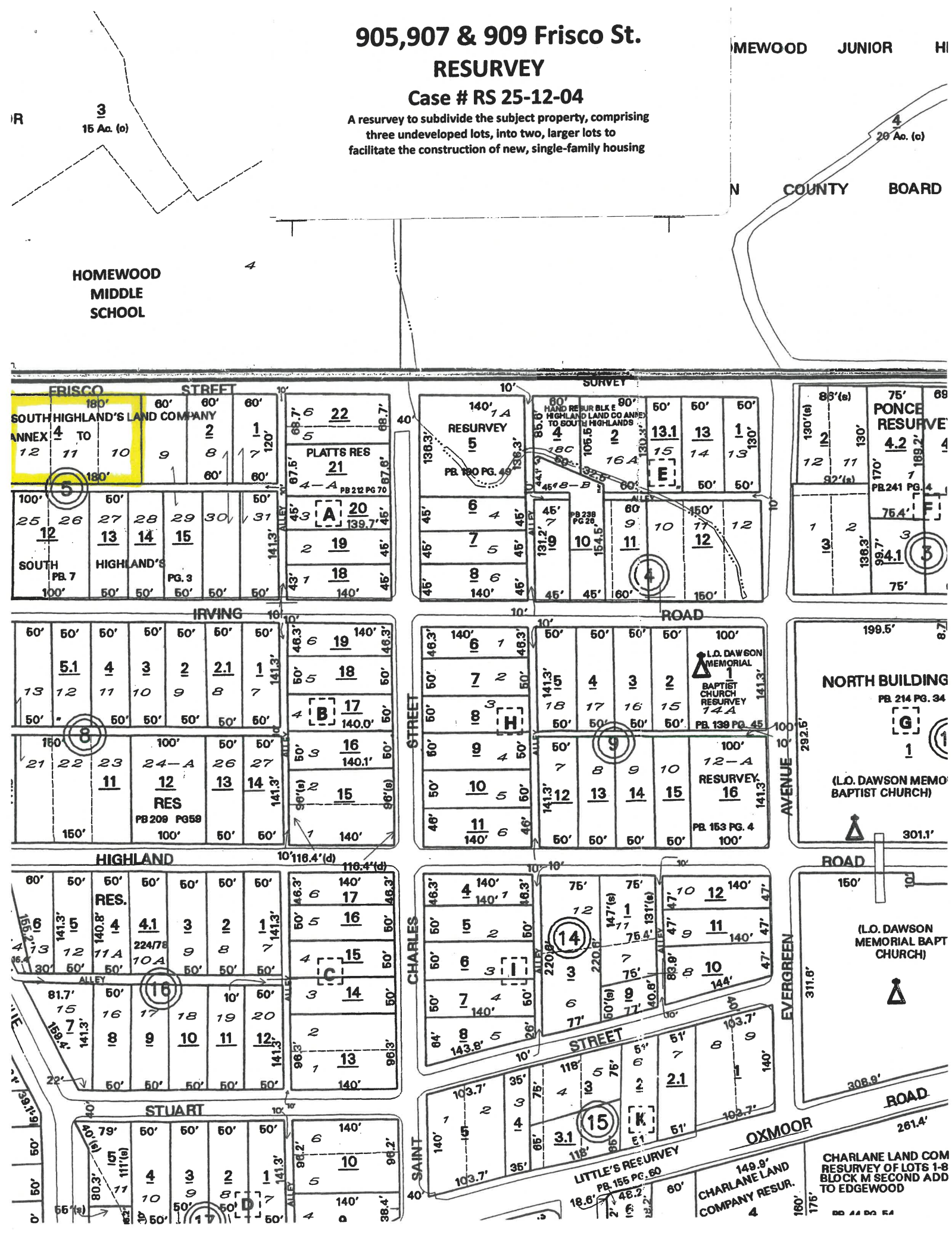
Case # RS 25-12-04

A resurvey to subdivide the subject property, comprising three undeveloped lots, into two, larger lots to facilitate the construction of new, single-family housing

MEWOOD JUNIOR HI

N COUNTY BOARD

HOMWOOD MIDDLE SCHOOL



City of Homewood
PC Case Map

905, 907, 909 Frisco St.

RS 25-12-04

Vicinity Map

- Subject Property
- Building Footprint
- Building Shadow
- Parcels



0 50 100 200 US Feet

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City of Homewood
PC Case Map
905, 907, 909 Frisco St.

RS 25-12-04

Aerial Photo

 Subject Property
 Parcels

0 20 40 80 US Feet
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Bird's Eye View of 905-909 Frisco St Viewing South

