

**Agenda**  
**Homewood Planning Commission**  
**Tuesday, December 13, 2022, 6:00 P.M. \***  
**CITY COUNCIL CHAMBERS**  
**2850 19<sup>th</sup> Street South**  
**Homewood, AL 35209**

**Note:** This meeting is being held as a joint in-person/on-line meeting. Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in person. If you prefer not to attend the meeting at Homewood City Hall, you may join on-line utilizing the following Zoom Link:

**1<sup>st</sup> Option:** Join on-line through your computer or app with this link:  
<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1ION2MxWnpVWk5pcUFMdz09>

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

**3<sup>rd</sup> Option:** Dial in by phone: 312-626-6799  
Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary to the Planning Commission at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the commission members for their consideration. Please reference the case number or address in your comments.

**Board Members**

<b>Stuart Roberts, Chairman</b>	<b>John Krontiras</b>
<b>Winslow Armstead, Vice Chairman</b>	<b>Giani Respinto</b>
<b>Jennifer Andress</b>	<b>Paige Wilcutt</b>
<b>Brandon Broadhead</b>	<b>Brady Wilson</b>
<b>Patrick Harwell</b>	

**ORDER OF BUSINESS**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - October 4, 2022 (No Meeting held November 1, 2022)**
- IV. Communications/Reports from Chairman & Vice Chairman**

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

**V. Old Business**

None

**VI. New Business**

1. Case # RZ 22-12-01: 3101 Overton Drive, Parcel ID: 28-00-07-3-034-005.000, Applicant: Virginia P. Allen, Owner: Virginia P. Allen: Request to rezone the subject property from NPD, Neighborhood Preservation District to an R-7, Attached Dwelling Unit District zoning classification to permit the construction of a four-unit townhouse development.
2. Case # AD 22-12-02: 211 & 213 Lakeshore Parkway, Parcel ID: 29-00-26-2-000-001.002 & 29-00-26-2-000-001.004, Applicant: Gabriela Mosquera, Interplan, LLC, Owner: Chick-Fil-A, Inc.: Request for approval of an Amendment to the Wildwood Centre South Development Plan to permit several on-site modifications to the existing Chick-Fil-A Restaurant, as well as the development of 73 additional parking spaces and new pedestrian connections through a lease agreement with the adjacent parcel to the west following the planned demolition of the former Taco Bell restaurant.
3. Case # AD 22-12-03: 106 Dale Street, Parcel ID: 29-00-13-2-013-001.000, Applicant: Dawson Memorial Baptist Church, Owner: Dawson Memorial Baptist Church: Request for approval of an Amendment to the Final Development Plan for Dawson Memorial Baptist Church to permit the construction of a new, 2-story education building comprising approximately 36,000 sq. ft. (to replace the existing west building), as well as interior renovations and improvements to the Church's sanctuary and east building, along with adjustments to existing on-site parking and other site improvements.

**VII. Communications From Staff**

**VIII. Adjournment**

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

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

**FORM IX.**

## AMENDMENT TO THE ZONING ORDINANCE ("RE-ZONING")

## HOMewood PLANNING COMMISSION

- 10 12
1. Date application filed: 8/10/2022 Requested hearing date: DECEMBER 13, 2022
2. Applicant: VIRGINIA P. ALLEN
- Phone(s): (2 numbers)
- E-Mail Address: \_\_\_\_\_
- Address: 3101 OVERTON DR B'HAM AL 3520
- City State Zip
3. Owner: VIRGINIA P. ALLEN
- Phone(s): \_\_\_\_\_
- E-Mail Address: \_\_\_\_\_
- Address: 3101 OVERTON DR B'HAM AL 3520
- City State Zip
4. Attach/give a complete legal description: HICKMAN & BYARS 28-1-3 PLOT: 2-4  
PBLK: 5 LOT: 05 BLK: 0 MAP BOOK: 23 MAP PAGE: 11
5. Property location: 3101 OVERTON DR
6. Tax Map Parcel I.D. Number(s): 28 00 07 3 034 005.000
7. Acreage: \_\_\_\_\_
8. Existing Zoning: NPD Existing land use: RESIDENCE
9. Proposed Zoning: R-1 Proposed land use: TOWN HOMES / GARDE
10. Check all required submissions with this application:
- ☒ Application fee
- ☒ Reason for the request
- ☒ Legal description of the subject property
- ☐ Availability of required utilities
- ☒ Site plan or preliminary development plan (as required)
- ☐ Proffer of rezoning conditions (if any)

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

Signature of authorization by Owner:

**FOR CITY USE ONLY**

\$ 250.00 application fee received on Oct. 12, 2022 by Receipt # 497854

Application received by: FRED GOODWIN on OCTOBER 12, 2022

Overton "Age in Place" Four-Unit Townhomes  
Rezone from NPD (single family home) to R-7 (medium density residential use)  
3101 Overton Drive

With an R-7 classification the original entire Lot 4, Lot 3, partial Lot 2 facing Oxmoor Rd, would have the same opportunity as similar lots. The only shared property line (189') is with R-7. Other boundaries are - an alley and streets Overton and Oxmoor Road. Current NPD classification is based solely on the orientation of the house.

These lots are at the southern end of Crescent Ave (Business/Entertainment district) facing Oxmoor Rd and the only NPD lots from Overton Dr to Piggly-Wiggly. All other lots facing Oxmoor Rd are already classified as R somethings or C somethings.

~Concerns of Neighbors:

- Alley access
- Traffic in general
- Parking
- Hardscape
- Character of design
- Water issues
- Depreciation of existing home values
- Impact on school enrollment
- Government sponsored housing

~Construction of four-unit Age in Place townhomes (approx 2000 sf) would require:

- Relocation of existing home facing Overton Dr
- Adaptive Architectural Design featuring "Age in Place" elements
  - Wider doorways
  - Bathrooms with modified entry
  - Comfort seat toilets
  - Grab bars and rails
  - Elimination of trip hazards
  - Open spaces for ease of mobility
  - Open gathering spaces
  - Elevators from garage/carport to upper floors to eliminate stairs
  - Landscape requirements

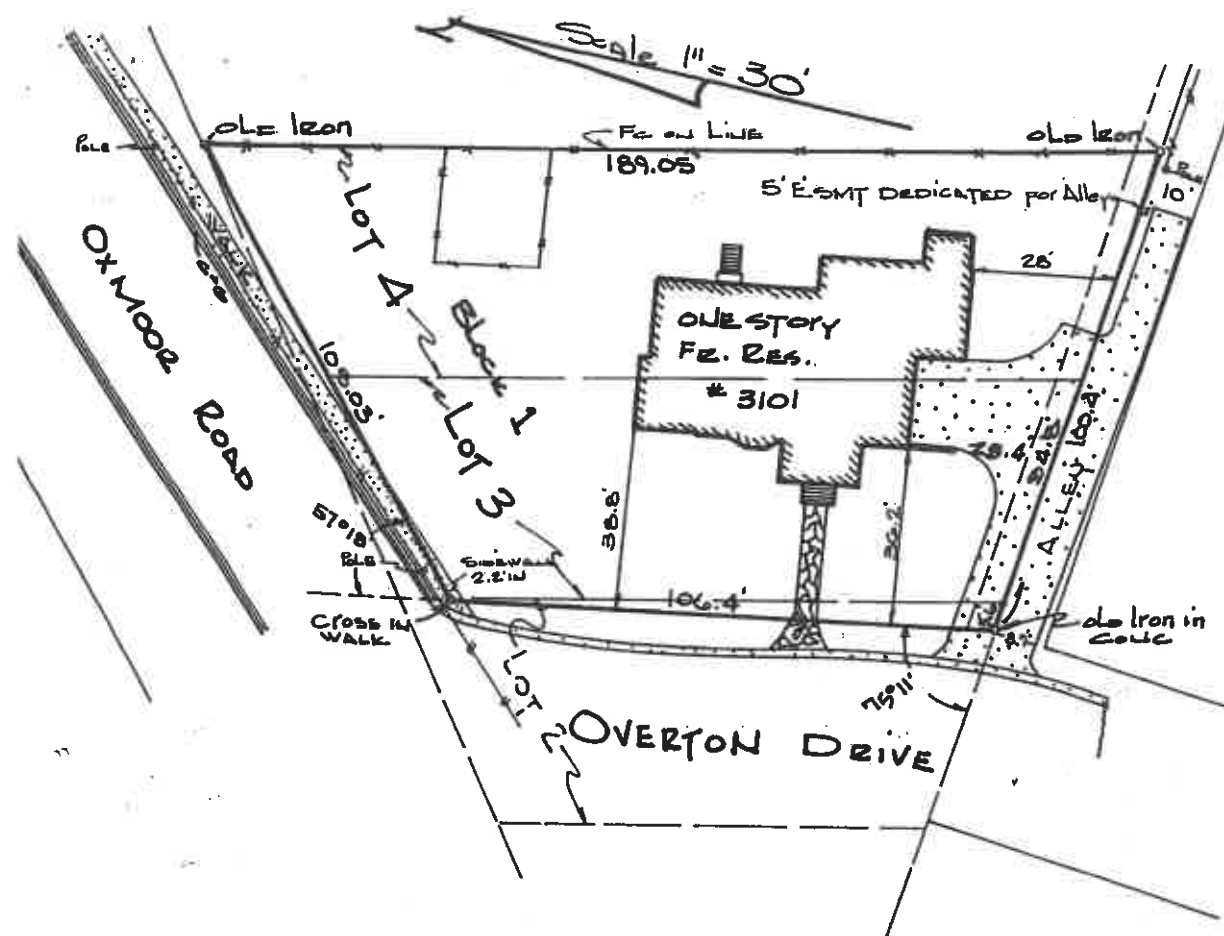
This R-7 classification opportunity will follow current zoning requirements and setbacks.

**LEGAL DESCRIPTION**

**3101 Overton Drive**

**( Case # RZ 22-12-01 )**

**Part of Lots 2, 3, and 4, Block 1, according to the map and survey of Francis Cates Murray's Resurvey of Hickman and Byars Survey and recorded in Map Book 23, Page 11, in the Probate Office of Jefferson County, Alabama.**



STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, Laurence D. Weygand, Registered Engineer-Land Surveyor, certify that I have surveyed the land shown hereon and described below; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that there are no encroachments on said land except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area; that improvements are located as shown above, and that the correct description is as follows:

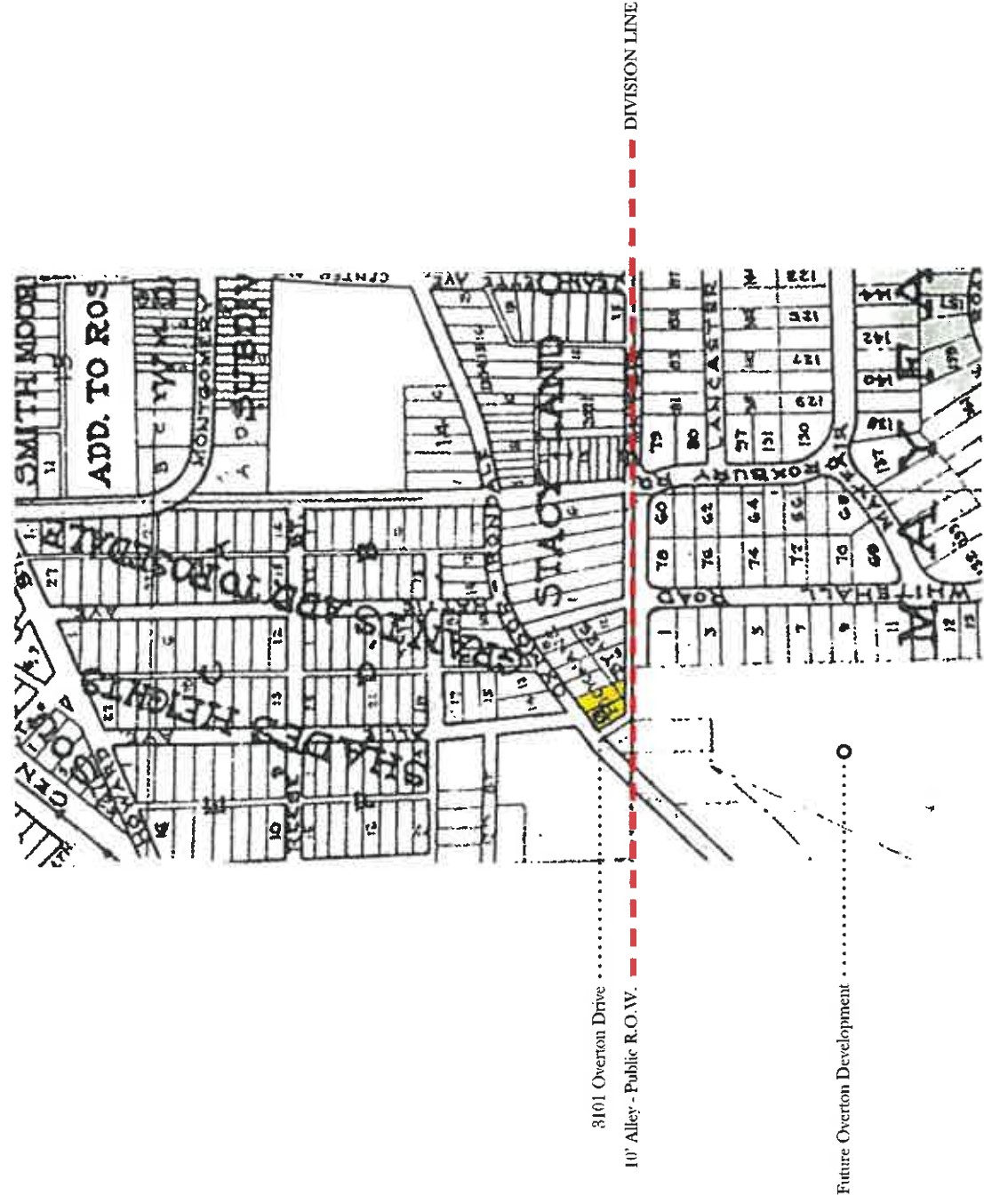
Part of Lots 2, 3, and 4, Block 1, according to the map and survey of Francis Cates Murray's Resurvey of Hickman and Byars Survey and recorded in Map book 23, page 11, in the Probate Office of Jefferson County, Alabama, being more particularly described as follows:

Beginning at the southeast corner of said Lot 2, thence west along the south boundary of same for 5.6 feet to a point on the easterly line of Overton Drive; thence an angle to the right of  $75^{\circ}11'$  and run northwesterly along said easterly line of Overton Drive for 106.4 feet; thence  $57^{\circ}18'$  to the right and run north-easterly for 105.03 feet to the northeast corner of said Lot 4; thence southeasterly along the easterly line of said Lot 4 for 189.05 feet to the southeast corner of said Lot 4; thence westerly along the south boundary of said Lots 3 and 4 for 94.8 feet to the point of beginning.

According to my survey of: December 2, 1988  
Address: 3101 Overton Drive  
Order No: 64689  
Purc: Zimmerman

*Laurence D. Weygand*  
Laurence D. Weygand  
Reg. P.E. & L.S. #10373  
Phone: 871-7670





Portion of Homewood Map (c. 1929)

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OVERTON PARK ESTATES

Plan 1939  
J.L. Rose, Esq.

Survey of Owners  
J.L. Rose, Esq.

1. The undersigned, J.L. Rose, Esq., being a duly qualified and licensed Surveyor, and being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan of the Overton Park Estates, as the same are shown to him by the said J.L. Rose, Esq., and that he has compared the same with the original plan and found them to be correct.

2. The undersigned, J.L. Rose, Esq., being a duly qualified and licensed Surveyor, and being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan of the Overton Park Estates, as the same are shown to him by the said J.L. Rose, Esq., and that he has compared the same with the original plan and found them to be correct.

3. The undersigned, J.L. Rose, Esq., being a duly qualified and licensed Surveyor, and being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan of the Overton Park Estates, as the same are shown to him by the said J.L. Rose, Esq., and that he has compared the same with the original plan and found them to be correct.

RESOLUTION

Resolved, That the City of Chicago, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plan of the Overton Park Estates, as the same are shown to him by the said J.L. Rose, Esq., and that he has compared the same with the original plan and found them to be correct.

Witness my hand and the seal of the City of Chicago, Illinois, this 1st day of May, 1939.

Mayor of Chicago, Illinois

City Clerk of Chicago, Illinois

City Engineer of Chicago, Illinois

City Assessor of Chicago, Illinois

City Treasurer of Chicago, Illinois

City Comptroller of Chicago, Illinois

City Auditor of Chicago, Illinois

City Solicitor of Chicago, Illinois

City Superintendent of Chicago, Illinois

City Inspector of Chicago, Illinois

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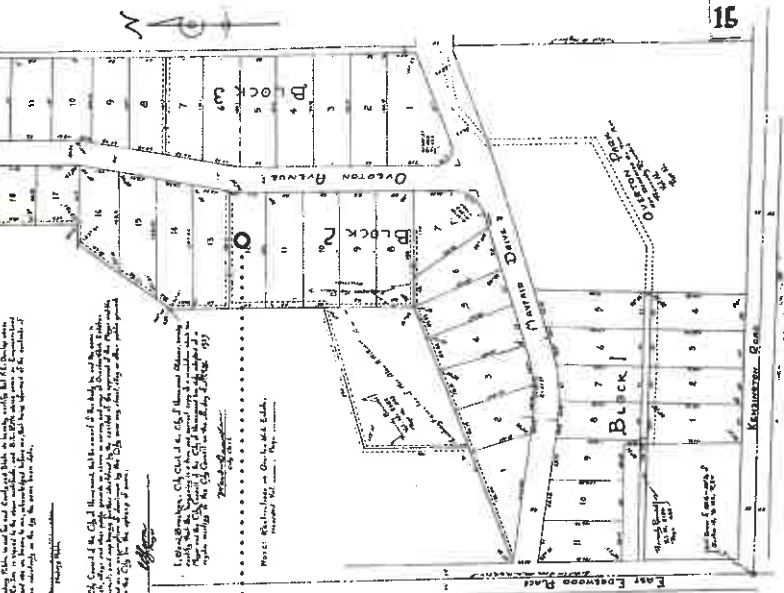
City Assessor of Chicago, Illinois

City Treasurer of Chicago, Illinois

City Comptroller of Chicago, Illinois

City Auditor of Chicago, Illinois

3101 Overton Drive  
DIVISION LINE  
10' Alley - Public R.O.W.



New Overton Development (c. 1939)







Parcel Map (present)









NORTH ELEVATION  
OXMOOR



SOUTH ELEVATION  
ALLEY



WEST ELEVATION  
OVERTON

1/16"=1'-0"





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sketch.  
VIEWING NORTH up OVERTON toward OXMOOR

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overlay  
VIEWING SOUTH across OXMOOR from CRESCENT





sketch.  
VIEWING SOUTH across OXMOOR from CRESCENT



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

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

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

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

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, at **6:00 P.M., on Tuesday, December 13, 2022**. 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:

**Virginia P. Allen**

for a proposed subdivision plat of land owned by:

**Virginia P. Allen**

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

**3101 Overton Drive**

**Parcel: 28-00-07-3-034-005.000**

**The proposal consists of a REZONE**

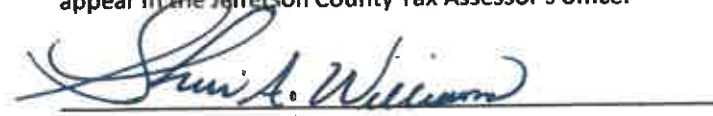
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**Purpose:**

**Request to rezone the subject property from NPD, Neighborhood Preservation District to a R-7, Attached Dwelling Unit District zoning classification to permit the construction of a four-unit townhouse development.**

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

This notice is sent by U.S. mail on or before December 6, 2022, which is at least seven days before the fixed hearing date, to all property owners located with 500 feet 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  
**PC CASE # RZ 22-12-01**

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 choose to view the meeting via Zoom, please follow the instructions below:

**1<sup>st</sup> Option:**

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

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

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

**2<sup>nd</sup> Option:**

Join through the app if you already have the Zoom app downloaded

Meeting #: 883 5766 5513

Passcode: 514257

**3rd Option:**

Dial in by phone: 312-626-6799

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

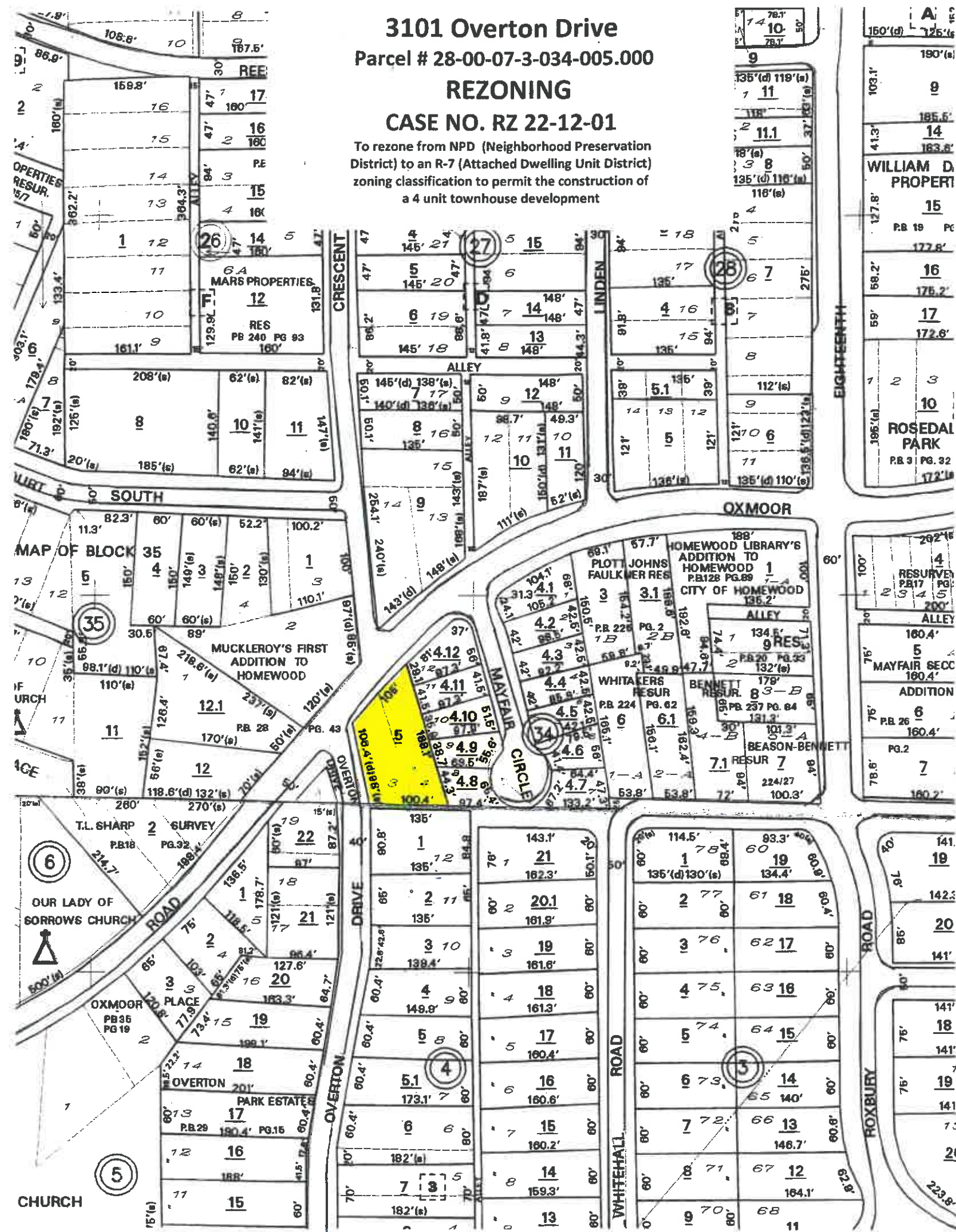
A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) under "Upcoming Meetings/Planning Commission" approximately one week before the scheduled meeting.

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

3101 Overton Drive  
Parcel # 28-00-07-3-034-005.000

**REZONING**  
**CASE NO. RZ 22-12-01**

To rezone from NPD (Neighborhood Preservation District) to an R-7 (Attached Dwelling Unit District) zoning classification to permit the construction of a 4 unit townhouse development



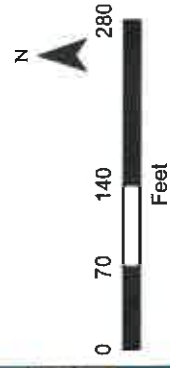


**City of Homewood  
PC Case Map**

**3101 Overton Dr.**

RZ 22-12-01

### Notification Area



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City of Homewood  
PC Case Map

3101 Overton Dr.  
RZ 22-12-01  
Current Zoning



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City of Homewood

PC Case Map

3101 Overton Dr.

RZ 22-12-01

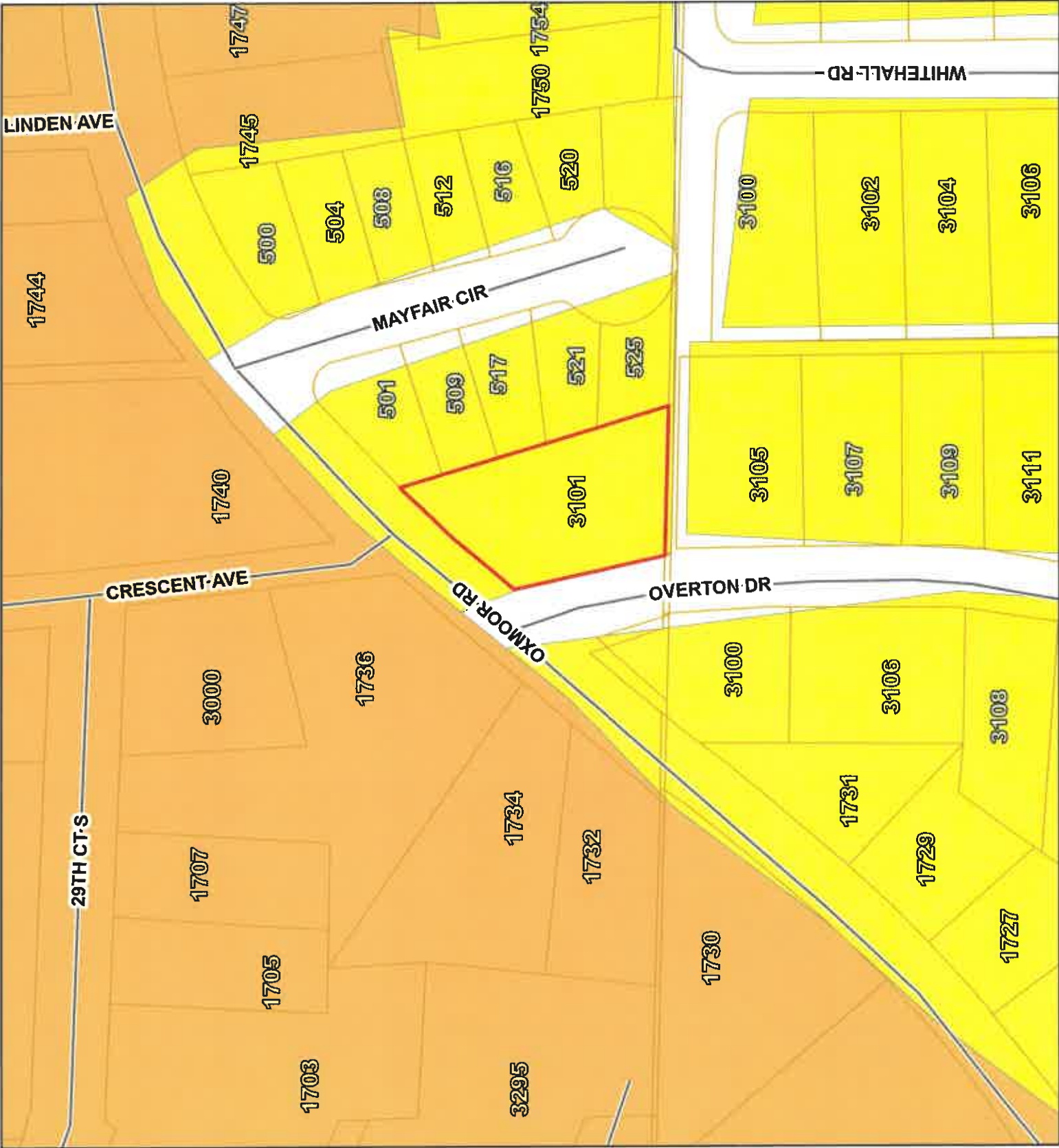
Master Plan Land Use

- Parcels
- Future Land Use

Mixed Use

Residential

Subject Property





City of Homewood  
PC Case Map  
3101 Overton Dr.  
RZ 22-12-01  
Aerial Photo

Parcels  
Subject Property



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**AD 22-12-02**

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

1. Name of development: Chick-fil-A #832 Wildwood
2. Date application filed: OCT. 12, 2022      3. Requested hearing date: DECEMBER 13, 2022
4. Approval requested by this application
- \_\_\_\_ Preliminary Development Plan
- \_\_\_\_ Amendment to Preliminary Development Plan
- \_\_\_\_ Final Development Plan
- ☒ Amendment to Final Development Plan
5. Applicant: Gabriela Mosquera, Interplan LLC c/o Chick-fil-A Inc.
- Phone: \_\_\_\_\_
- Address: 220 E. Central Parkway, Suite 4000, Altamonte Springs, FL 32701
6. Owner: Chick-fil-A Inc.
- Phone: \_\_\_\_\_
- Address: 5200 Buffington Road, Atlanta, GA 30349
7. Attorney or authorized agent: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Address: \_\_\_\_\_
8. Engineer: Stuart Anderson
- Phone: \_\_\_\_\_
- Address: 220 E. Central Parkway, Suite 4000, Altamonte Springs, FL 32701
9. Surveyor: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Address: \_\_\_\_\_



10. Development Address(s): 211 Lakeshore Parkway, Homewood, AL 35209/ 213 Lakeshore Parkway, Homewood, AL 35209

11. Tax map parcel number(s): Chick-fil-A parcel is 29-00-26-2-000-001.002. Taco Bell parcel is 29-00-26-2-000-001.004

12. Acreage: 1.022 13. Zoning: Planned Mixed Use District (PMUD).

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: \_\_\_\_\_

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

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

**For City Use Only:**

\$ 100.00 application fee received on OCTOBER 12, 2022 by receipt #     

Scheduled hearing date: DECEMBER 13, 2022

Application received by: FRED GOODWIN on OCTOBER 12, 2022

## **PROJECT NARRATIVE**

### **211 & 213 Lakeshore Parkway**

#### **Case # AD 22-12-02**

**Proposed On-Site Improvements to the existing Chick-Fil-A Restaurant and the addition of 73 new parking spaces with a pedestrian connection on an adjacent parcel through a ground lease agreement.**

- Lease adjacent parcel of land to the west (Taco Bell) for additional parking and relocation of dumpster enclosure with a new pedestrian connection between parcels.
- Demolition of the existing Taco Bell building and associated dumpster enclosure.
- The existing Chick-fil-A parcel will include a dual lane approach to the eastern portion of the drive-thru which is extended approximately thirty (30) feet.

These changes are being done to help alleviate traffic congestion along Wildwood Pkwy by keeping most of the traffic on site and the adjacent property (Taco Bell).

Property Line Description

**Chick-fil-A**

Survey Tract 1

(Date: 9-19-2022)

All that tract or parcel of land being a part of the N.E. 1/4 of the N.W. 1/4 of Section 26, Township 18 South, Range 3 West, Jefferson County, Alabama, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch capped rebar found on the southeastern right-of-way of Lakeshore Parkway (variable right-of-way) at the northwestern most corner of Lot 2 as depicted on Map Book 168, Page 48, Jefferson County, Alabama records. Thence continuing with said right-of-way North 51 degrees 21 minutes 16 seconds East, a distance of 253.00 feet to a 5/8-inch capped rebar found; Thence departing said right-of-way South 38 degrees 38 minutes 05 seconds East, a distance of 176.04 feet to a nail & disk found; Thence South 51 degrees 22 minutes 07 seconds West, a distance of 253.01 feet to a 5/8-inch capped rebar set (Coleman LS28852); Thence North 38 degrees 37 minutes 54 seconds West, a distance of 175.98 feet to a 5/8-inch capped rebar found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.022 Acres and is the same property designated as Lot 2 on that certain plat dated May 1991, recorded in Map Book 168, Page 48, Jefferson County, Alabama records.

Property Line Description

**Taco Bell**

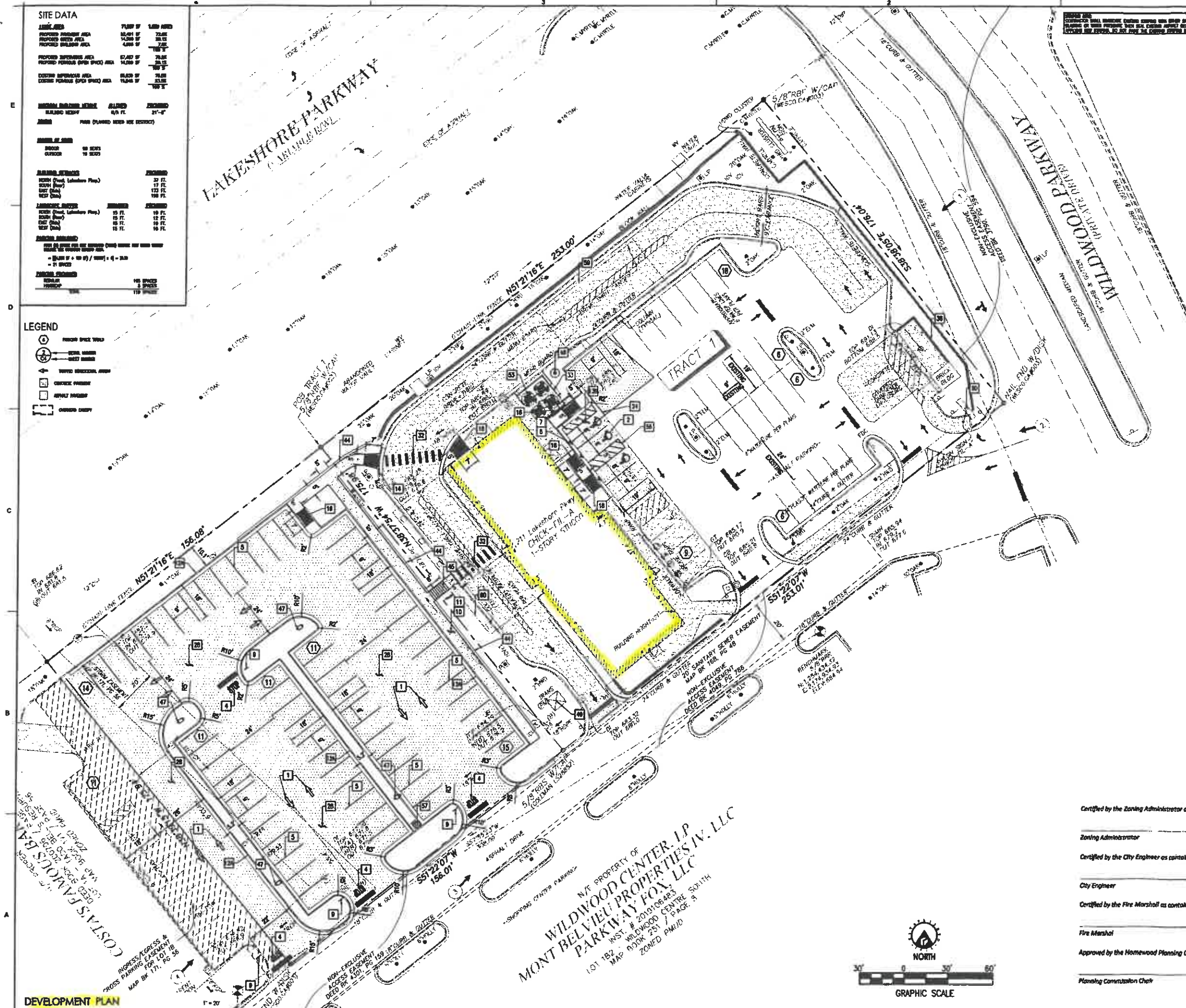
Survey Tract 2

(Date: 9-19-2022)

All that tract or parcel of land being a part of the N.E. 1/4 of the N.W. 1/4 of Section 26, Township 18 South, Range 3 West, Jefferson County, Alabama, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch capped rebar found on the southeastern right-of-way of Lakeshore Parkway (variable right-of-way) at the northwestern most corner of Lot 1B as depicted on Map Book 171, Page 56, Jefferson County, Alabama records. Thence continuing with said right-of-way North 51 degrees 21 minutes 16 seconds East, a distance of 156.08 feet to a 5/8-inch capped rebar found; Thence departing said right-of-way South 38 degrees 37 minutes 54 seconds East, a distance of 175.98 feet to a 5/8-inch capped rebar set (Coleman LS28852); Thence South 51 degrees 22 minutes 07 seconds West, a distance of 156.01 feet to a nail & disk found; Thence North 38 degrees 39 minutes 15 seconds West, a distance of 175.94 feet to a 5/8-inch capped rebar found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.630 Acres and is the same property designated as Lot 1B on that certain plat dated May 18, 1992, recorded in Map Book 171, Page 56, Jefferson County, Alabama records.



SITE PLAN DESIGN NOTES & KEY PLAN		
1	INTERIOR JOINT	1
2	PAVED WADCOB PAVING DRUGS	2
3	DRUG-DRUG CORNER (NOT USED)	3
4	STOP LINE MARKING	4
5	STANDARD PAVED DRUG	5
6	WALLED DRUGED DRUG	6
7	ACCURABLE PAVED DRUG	7
8	INTERIOR MARKING (NOT USED)	8
NOTES: 1. ALL DRUGS SHALL CONFORM TO THE "STANDARD" OR "STANDARD" MARKING CORNER MARKING" BY THE U.S. DEPARTMENT OF TRANSPORTATION.		
2. MARKING SHALL BE PROVIDED AND MAINTAINED BY THE USER OF THE DRUG.		
3. "STANDARD" MARKING FOR DRUG-DRUG CORNER		
4. "STOP LINE" MARKING		
5. "STANDARD" MARKING		
6. "WALLED" MARKING FOR PAVING DRUG		
7. "ACCURABLE" MARKING FOR PAVING DRUG		
8. "STOP LINE" MARKING		
9	"STOP" MARK	9
10	CORNER MARKING	10
11	INTERIOR MARKING CORNER AND CORNER	11
12	2nd CORNER MARKING CORNER AND CORNER	12
13	SPALLING CORNER AND CORNER	13
14	SPALLING CORNER AND CORNER (NOT USED)	14
15	REMOVED SPALLING CORNER AND CORNER (NOT USED)	15
16	REMOVED CORNER CORNER AND CORNER (NOT USED)	16
17	CORNER MARKING	17
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**5200 Buffington Road  
Atlanta, Georgia  
30349-2998**



INTERPLAN LLC  
AR0011595  
CA 9460

**ARCHITECTURE  
ENGINEERING**

220 E. CENTRAL PKWY, STE 4000  
ALTAMONTE SPRINGS, FL 32701  
407.445.5009

SEAL:

**THIS DOCUMENT IS NOT  
FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION.**

**CHICK-FIL-A**  
**WILDWOOD**  
211 LAKESHORE  
PKWY, HOMEWOOD,  
AL 35209

**FSR#00832**

BUILDING TYPE / SIZE: XXXXXXXX  
RELEASE: XX.YY.MM  
PRINTED FOR:  
**Project Status**  
REVISION SCHEDULE  
NO. DATE DESCRIPTION

row	col1	col2	col3

CONSULTANT PROJECT #	22.0347
DATE	04/15/2022
DRAWN BY	OG
CHECKED BY	SH

*organization established on this drawing and is in effect from*

**DEVELOPMENT PLAN**

SHEET NUMBER

## C-2.0

*Certified by the Zoning Administrator as containing the required information*

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

*Certified by the City Engineer as containing all the required information*

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

*Certified by the Fire Marshall as containing all the required information*

Fire Marshal \_\_\_\_\_ Date \_\_\_\_\_

Approved by the Homewood Planning Commission on \_\_\_\_\_, 20\_\_\_\_

---

**Planning Commission Chair**

**Planning Commission Secretary**



CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

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

---

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, at **6:00 P.M., on Tuesday, December 13, 2022**. 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:

**Gabriel Mosquera / Interplan, LLC**

for a proposed subdivision plat of land owned by:

**Chick-Fil-A, Inc.**

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

**211 & 213 Lakeshore Parkway**

**Parcel: 29-00-26-2-000-001.002 & 29-00-26-2-000-001.000**

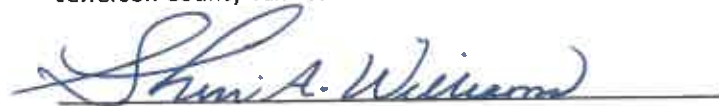
**The proposal consists of an AMENDED DEVELOPMENT PLAN**

**Purpose:**

**Request for approval of an Amendment to the Wildwood Centre South Development Plan to permit several on-site modifications to the existing Chick-Fil-A Restaurant, as well as the development of 73 additional parking spaces and new pedestrian connections through a lease agreement with the adjacent parcel to the west following the planned demolition of the former Taco Bell restaurant.**

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

This notice is sent by U.S. mail on or before December 6, 2022, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



**Sherri Williams, Zoning Supervisor**  
Engineering & Zoning Department  
**PC CASE # AD 22-12-02**

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 choose to view the meeting via Zoom, please follow the instructions below:

**1<sup>st</sup> Option:**

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

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

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

**2<sup>nd</sup> Option:**

Join through the app if you already have the Zoom app downloaded

Meeting #: 883 5766 5513

Passcode: 514257

**3rd Option:**

Dial in by phone: 312-626-6799

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

A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) under "Upcoming Meetings/Planning Commission" approximately one week before the scheduled meeting.

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





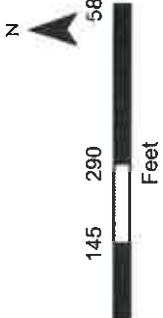
City of Homewood  
PC Case Map

211 & 213 Lakeshore  
Pkwy

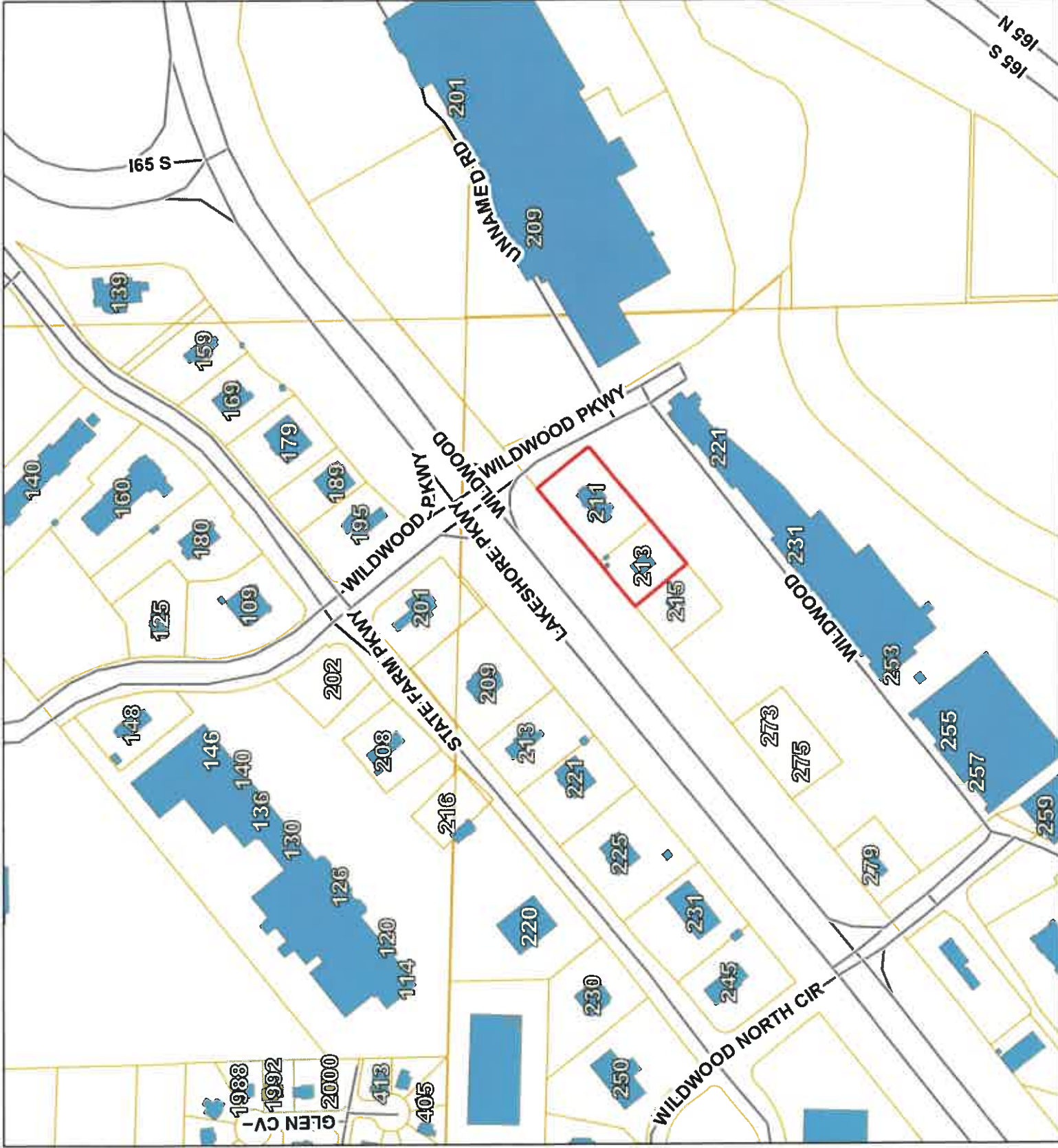
AD 22-12-02

Vicinity Map

- Parcels
- Subject Property
- Building Footprints



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.





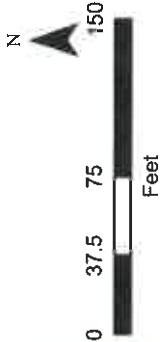
City of Homewood  
PC Case Map

211 & 213 Lakeshore  
Pkwy

AD 22-12-02

Aerial Photo

- Parcels
- Subject Property



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HOMWOOD IS PROHIBITED.





211 & 213 Lakeshore Parkway- Bird's Eye Viewing Northward



**Form LA.  
APPLICATION FOR DEVELOPMENT PLAN APPROVAL  
HOMEWOOD PLANNING COMMISSION**

1. Name of development: Dawson Memorial Baptist Church
2. Date application filed: 10/12/22      3. Requested hearing date: 12/6/22
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: Dawson Memorial Baptist Church  
    Phone: 205/981-1111  
    Address: 103 Dale Avenue, Birmingham, AL 35209
6. Owner: Dawson Memorial Baptist Church  
    Phone: 205/981-1111  
    Address: 103 Dale Avenue, Birmingham, AL 35209
7. Attorney or authorized agent: LBYD, Inc. (Brian Hatcher)  
    Phone: 205/981-1111  
    Address: 880 Montclair Road, Suite 600, Birmingham, AL 35213
8. Engineer: LBYD, Inc.  
    Phone: 205/981-1111  
    Address: 880 Montclair Road, Suite 600, Birmingham, AL 35213
9. Surveyor: Arrington Engineering & Land Surveying  
    Phone: 205/981-1111  
    Address: 2032 Valleydale Road, Birmingham, AL 35244

10. Development Address(s): 102 Dale Avenue

11. Tax map parcel number(s): 2900132013001.000, 2900132010001.000, 2900132009016.000, 2900132009001.000, 2900132011006.000, 2900132011008.000, 2900132011007.000, 2900132023022.000, 2900132023001.000, 2900132023003.000, 2900132014010.000, 2900132014011.000, 2900132014012.000

12. Acreage: 10.37

13. Zoning: I-2

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: \_\_\_\_\_

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

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

**For City Use Only:**

\$ \_\_\_\_\_ application fee received on \_\_\_\_\_ by receipt # \_\_\_\_\_

Scheduled hearing date: DECEMBER 13, 2022

Application received by: FRED GOODWIN on OCTOBER 12, 2022

**PROJECT NARRATIVE**

**Additions and Renovations to Dawson Memorial Baptist Church**

**Case # AD 22-12-03**

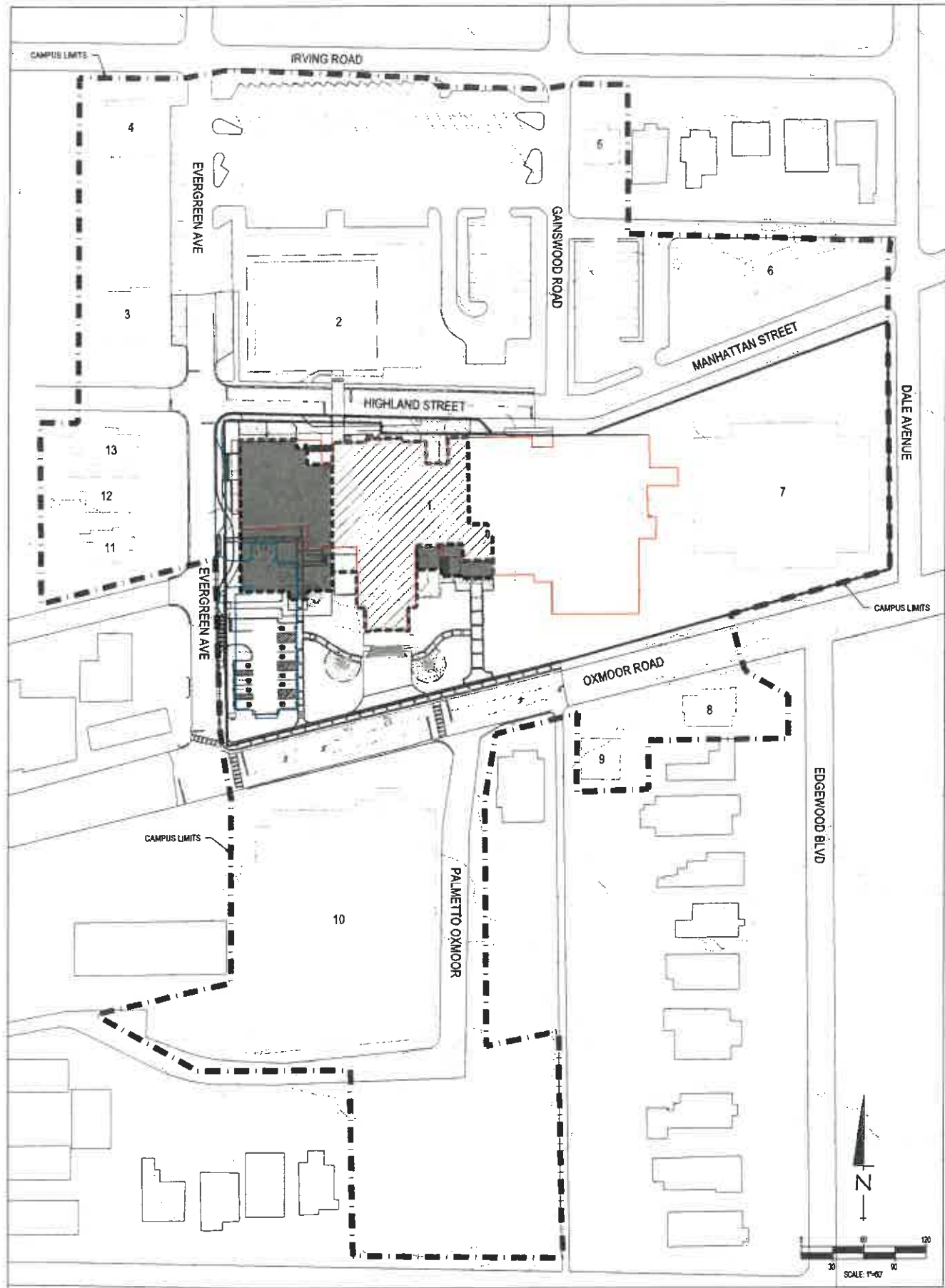
Proposed renovations and improvements to the church campus will include renovations and improvements to the existing sanctuary and building to the east of the sanctuary, and a new education building to replace the current building west of the sanctuary. Total work area is approximately 70,000 square feet.

Sanctuary renovations to include all new finishes, alterations to the platform and choir loft, new mechanical, electrical and lighting systems and components, and the addition of fire sprinkler systems. Exterior windows will be replaced, and new entry vestibules will be added. Area of work to be approximately 21,000 square feet.

East building renovations and improvements to include (2) new elevators – one at the north entry and one at the south entry – and the creation of a corridor that extends from the north entry to the south entry. Area of work to be approximately 10,000 square feet.

The current 3-story west building will be demolished and replaced with a 2-story building in its place. The new building will be 2-stories with a basement below grade and will include (2) new elevators. The footprint of the new building will extend south into the existing parking lot which will require adjustments and improvements to be made. The new building will be approximately 36,000 square feet.





DAWSON MEMORIAL BAPTIST CHURCH  
AMENDED FINAL DEVELOPMENT PLAN  
NOVEMBER, 2022

SITE DEVELOPMENT DATA MATRIX

CONDITIONS DEPICTED ON PLAN	CONSTRAINTS AND REQUIREMENTS STIPULATED BY THE HOMEWOOD ZONING ORDINANCE
Gross Site Area = 451,560 s.f. = 10.37 Acres	No Minimum lot area required
Proposed Building Gross Floor = 146,392 s.f.	Maximum Allowable Building Gross Floor Area No Maximum
Total Proposed Ground Surface Coverage: By Building = 146,392 s.f. By Accessory Structures = 2,584 s.f. By Parking and service Pavement = 155,169 s.f. By Utility and Drainage Improvements= 0	No Maximum Area of Ground Coverage
Total = 1,807,839 s.f. % of Gross Site Area = 67.4%	Required Parking Spaces = 1 space per 5 seats of main assembly 1,800 seats = 360 parking spaces
Total Parking Spaces Provided = 866 spaces	Required Loading Spaces = 3 Spaces for first 100,000 s.f. of GFA and 1 per each additional 100,000 sf of GFA. = 1 Loading Space Required
Total Loading Spaces Provided = 3 spaces	
Proposed Building Height = 35'	Maximum Allowable Building Height = 35'

NOTES:  
1. PARCEL 2900132013001.000 WILL BE BROUGHT INTO COMPLIANCE WITH CITY OF HOMEWOOD'S LANDSCAPE ORDINANCE.

#	BUILDING DIRECTORY	BUILDING USE	GFA (SF)	STORIES	PARCEL #	NOTES
1	DAWSON MEMORIAL BAPTIST CHURCH	CHURCH	52,845	3	2900132013001.000	
2	NORTH BUILDING	CHURCH	17,721	3	2900132010001.000	
3	HOUSE	RESIDENCE	1,942	2	2900132009016.000 (NPD)	
4	HOUSE	RESIDENCE	2,311	1	2900132009001.000 (NPD)	
5	HOUSE	RESIDENCE	1,261	1	2900132011006.000 (R-1)	
6	HOUSE	RESIDENCE	1,652	1	2900132011008.000 (R-1)	
7	FAMILY RECREATION CENTER	CHURCH	21,195	2	2900132011007.000 (NPD)	
8	HOUSE	RESIDENCE	1,716	1	2900132023022.000 (NPD)	
9	COUNSELING CENTER	BUSINESS	1,508	2	2900132023001.000 (R-1)	
10	PARKING DECK	PARKING DECK	36,845	5	2900132023003.000 (NPD)	
11	HOUSE	RESIDENCE	1,379	1	2900132014010.000 (NPD)	
12	HOUSE	RESIDENCE	2,007	1	2900132014011.000 (NPD)	
13	HOUSE	RESIDENCE	2,010	1	2900132014012.000 (NPD)	

LEGEND

- NEW BUILDING
- INTERIOR BUILDING RENOVATION
- EXISTING BUILDING
- CAMPUS LIMITS

CONSTRUCTION SCHEDULE

START DATE: JANUARY 10, 2023

END DATE: AUGUST 1, 2024

CONSTRUCTION ACTIVITIES

CAMPUS INCLUDES PARCELS (ZONING):

- 2900132013001.000 (R-1)
- 2900132010001.000 (R-1)
- 2900132009016.000 (NPD)
- 2900132009001.000 (NPD)
- 2900132011006.000 (R-1)
- 2900132011008.000 (R-1)
- 2900132011007.000 (R-1)
- 2900132023022.000 (NPD)
- 2900132023001.000 (R-1)
- 2900132023003.000 (R-1)
- 2900132014010.000 (NPD)
- 2900132014011.000 (NPD)
- 2900132014012.000 (NPD)

Applicant's shall read and initial:  
The approved Amended Final Development plan is not a subdivision plot.  
The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.

- Applicant's Initials
- NOTES:
- All future light poles will not exceed the height allowed by Homewood Ordinances.
  - A minimum 10' wide planted buffer is required between "I"-type districts and all adjacent residential district. Any variance from this requirement will require BZA approval.
  - All signage shall comply with the Homewood Sign Ordinance.
  - 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.

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

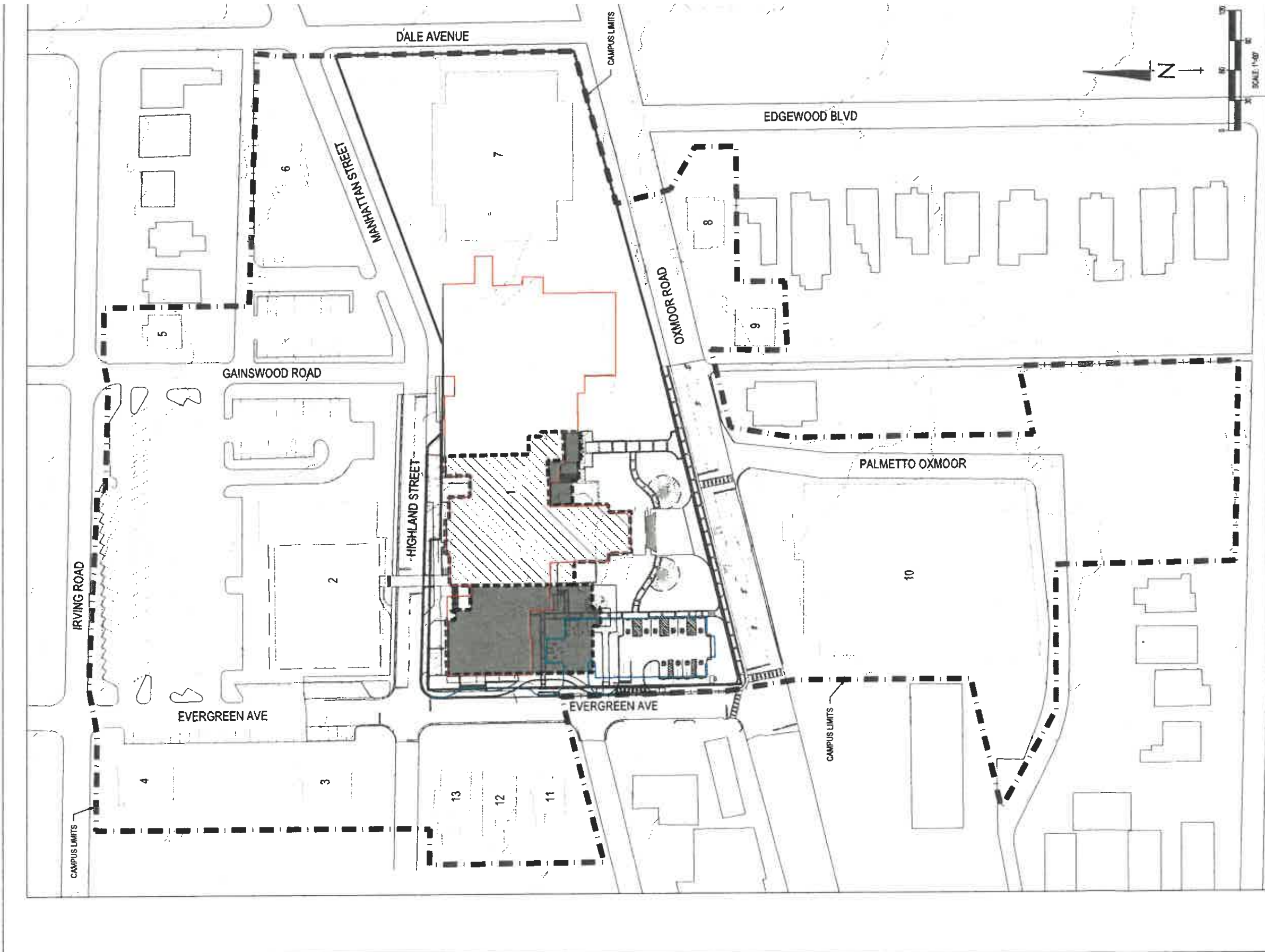
20

Zoning Administrator

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

20

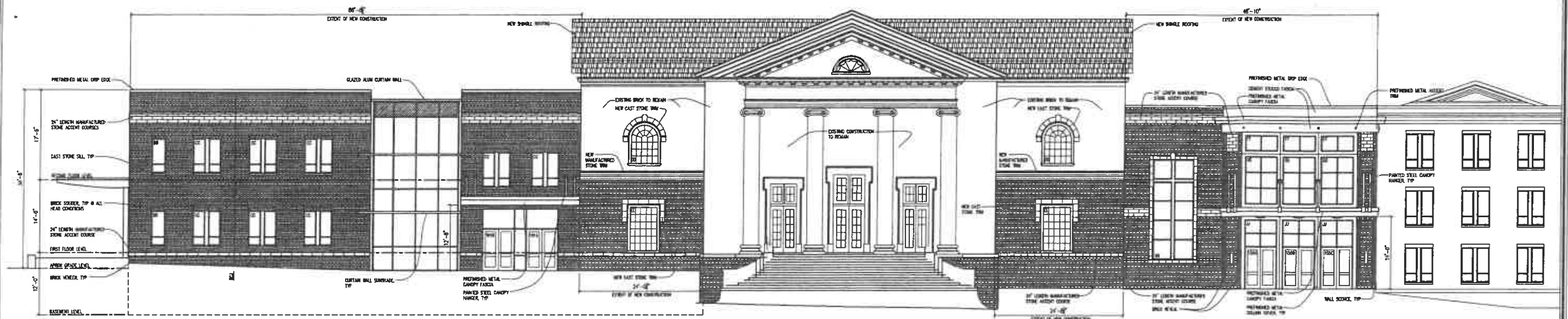
Chairman Secretary



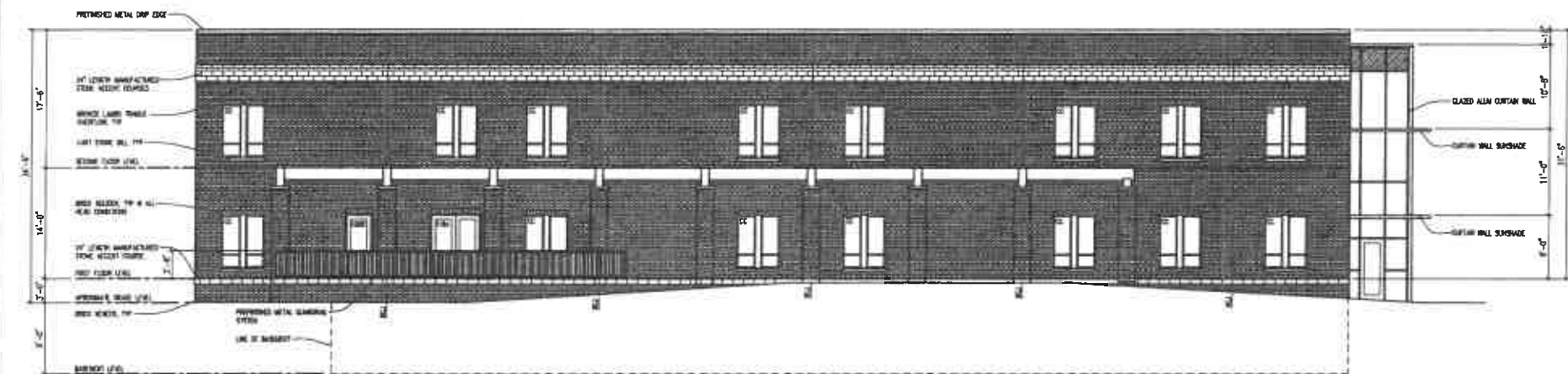
# DAWSON MEMORIAL BAPTIST CHURCH

AMENDED FINAL DEVELOPMENT PLAN  
NOVEMBER, 2022

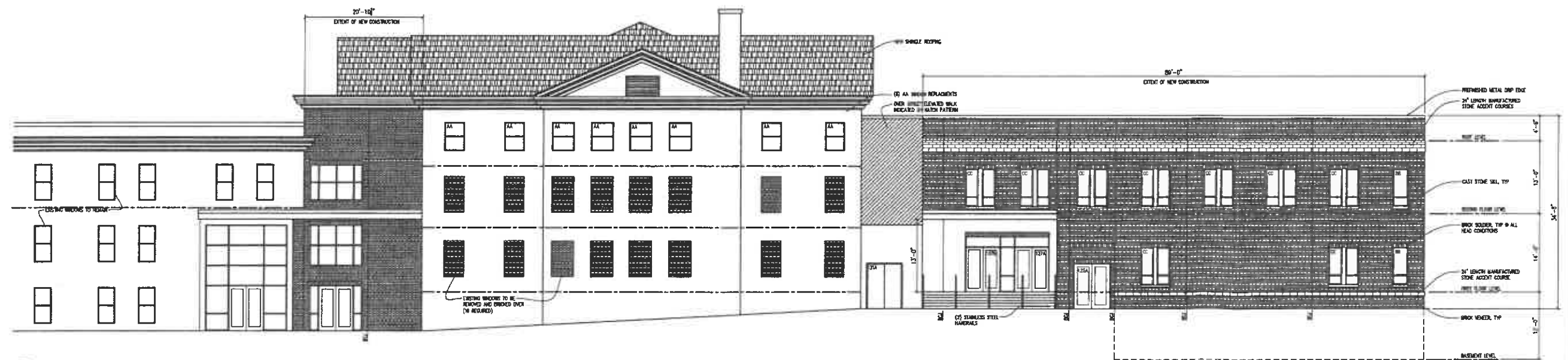




1 FRONT ELEVATION  
SCALE 1/8"=1'-0"



2 LEFT SIDE ELEVATION  
SCALE 1/8"=1'-0"



3 REAR ELEVATION  
SCALE 1/8"=1'-0"

Additions and Renovations to  
**Dawson Memorial Baptist Church**  
Homewood, Alabama

FORREST DANIELL  
& Associates, P.C.



Architecture & Planning

8007 American Way  
Daphne, AL 36526

251.625.6493 vtl.  
251.625.6494 fx.

www.fdnkell.com

REVISIONS

NO.	DATE	DESCRIPTION























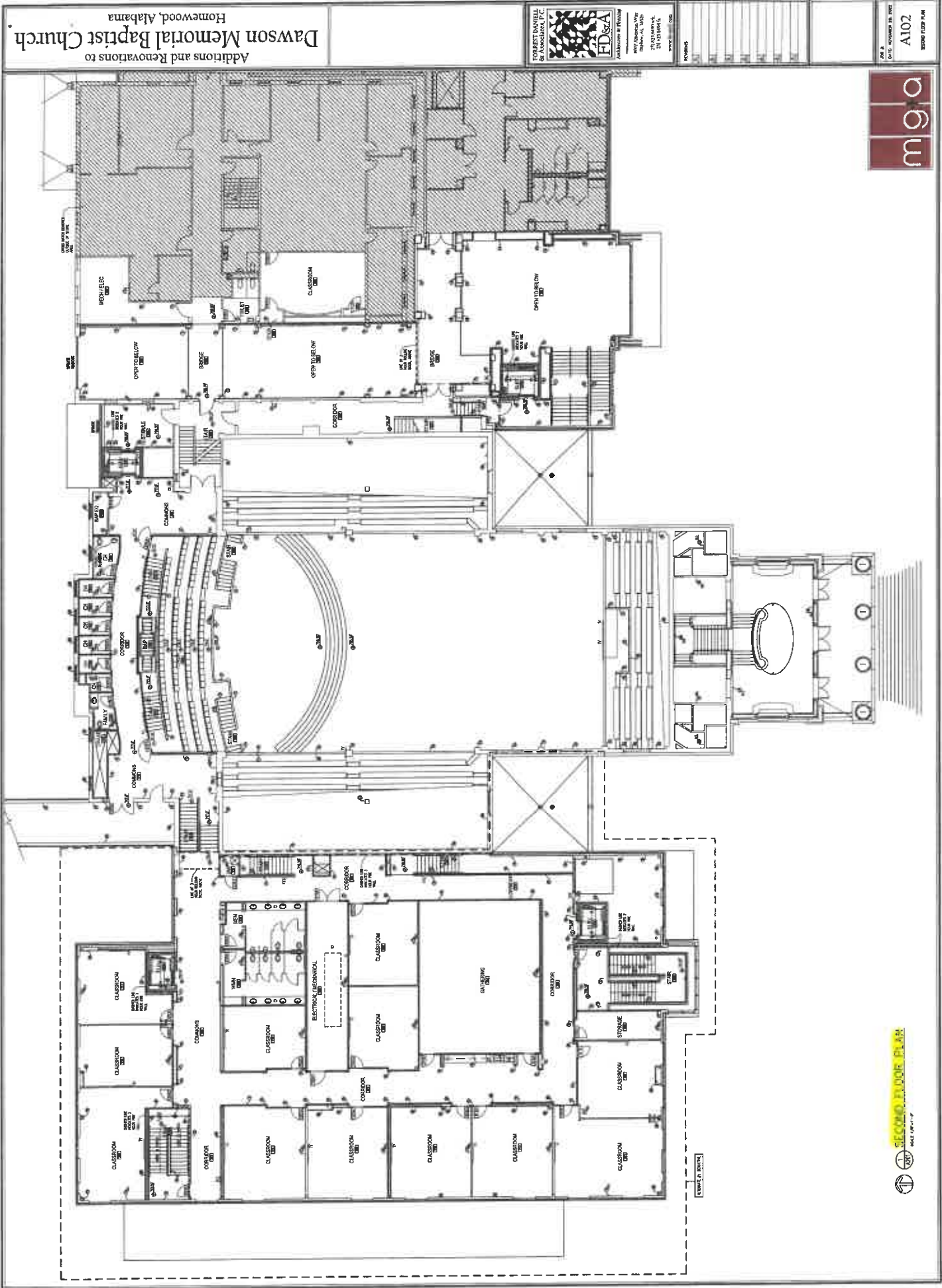




WALL KEY NOTES

- [illegible]





SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DATE: NOVEMBER 18, 2022  
A102  
SECOND FLOOR PLAN

ADDITIONS AND RENOVATIONS TO  
DAWSON MEMORIAL BAPTIST CHURCH  
HOMEWOOD, ALABAMA



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING

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

Homewood, Alabama 35209

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

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

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

You are hereby notified of a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2<sup>nd</sup> Floor), 2850 19<sup>th</sup> Street South, at **6:00 P.M., on Tuesday, December 13, 2022**. 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:

**Dawson Memorial Baptist Church**

for a proposed subdivision plat of land owned by:

**Dawson Memorial Baptist Church**

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

**106 Dale Street**

**Parcel: 29-00-13-2-013-001.000**

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

**Purpose:**

Request for approval of an Amendment to the Final Development Plan for Dawson Memorial Baptist Church to permit the construction of a new, 2-story education building comprising approximately 36,000 sq. ft. (to replace the existing west building), as well as interior renovations and improvements to the Church's sanctuary and east building, along with adjustments to existing on-site parking 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 protest, and only the one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before December 6, 2022, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject property, as their names and addresses appear in the Jefferson County Tax Assessor's office.



**Sherri Williams, Zoning Supervisor**

Engineering & Zoning Department

**PC CASE # AD 22-12-03**

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



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

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

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

**2<sup>nd</sup> Option:**

Join through the app if you already have the Zoom app downloaded

Meeting #: 883 5766 5513

Passcode: 514257

**3rd Option:**

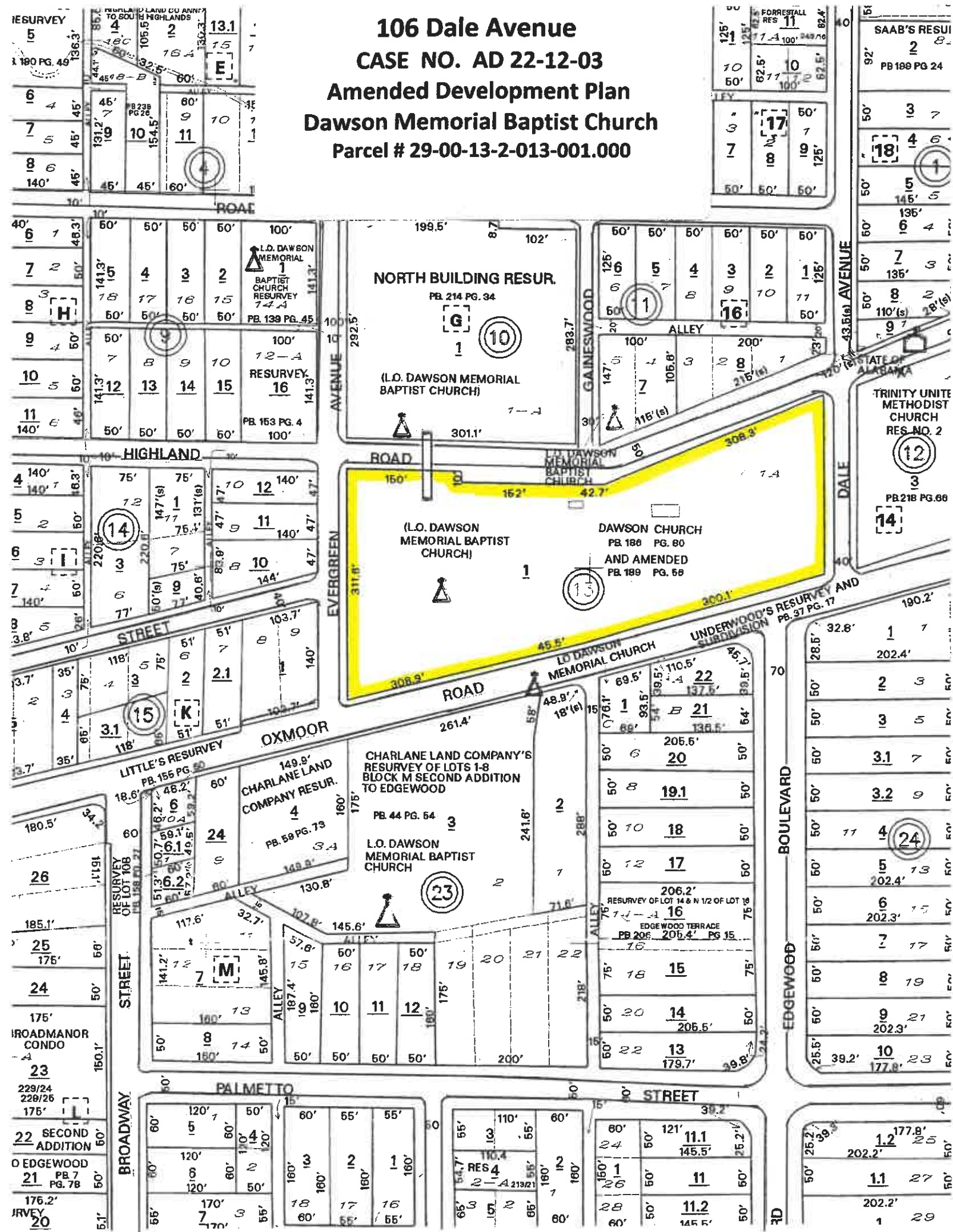
Dial in by phone: 312-626-6799

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

A copy of the cases scheduled for consideration will be available for review on the City of Homewood's website ([cityofhomewood.com](http://cityofhomewood.com)) under "Upcoming Meetings/Planning Commission" approximately one week before the scheduled meeting.

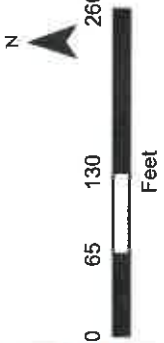
The scheduled public hearing will be preceded by a brief work session for Commissioners beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2<sup>nd</sup> floor behind the Council Chambers. While members of the public may attend and observe the work session, questions and/or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

**106 Dale Avenue**  
**CASE NO. AD 22-12-03**  
**Amended Development Plan**  
**Dawson Memorial Baptist Church**  
**Parcel # 29-00-13-2-013-001.000**

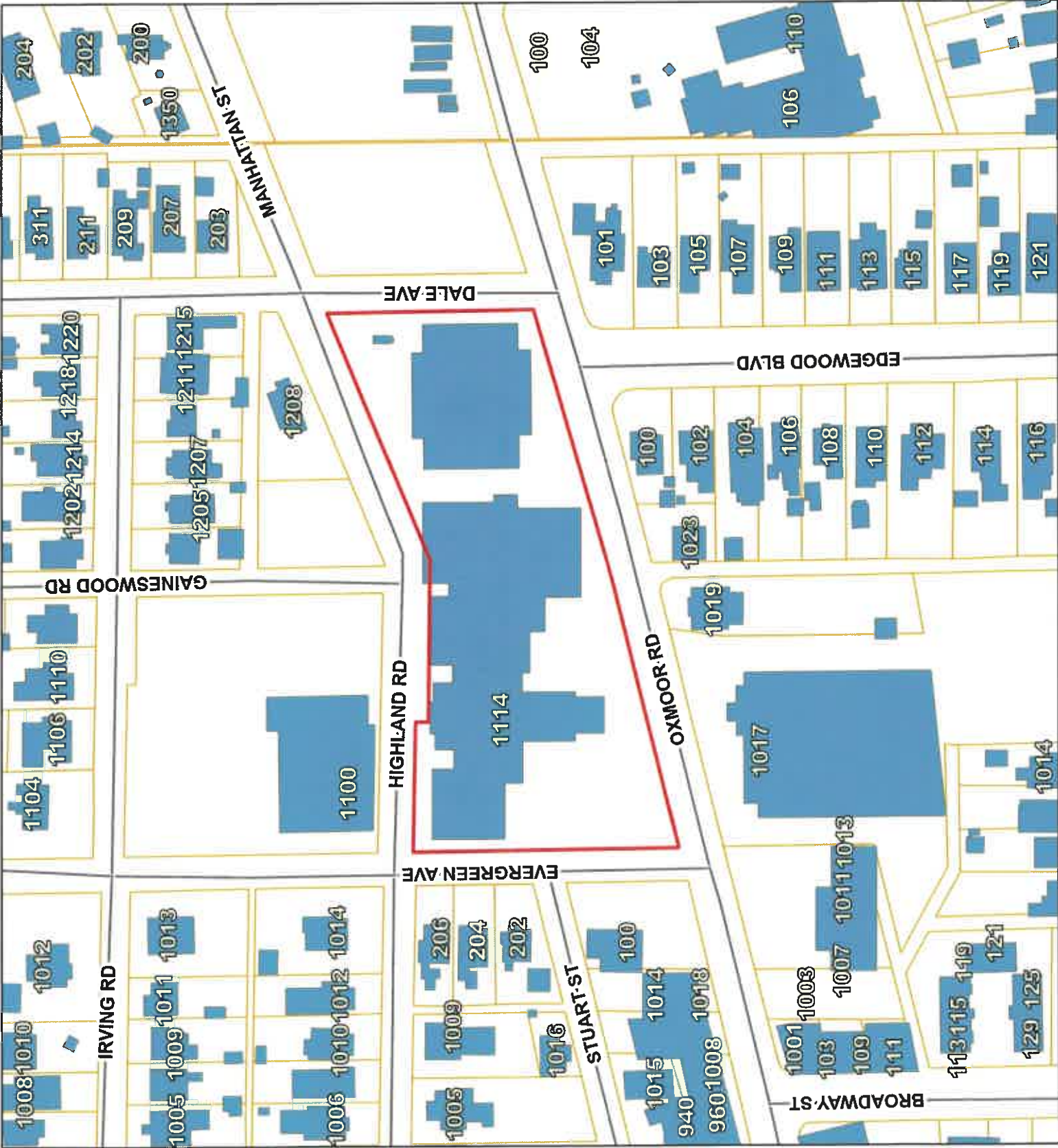




- Parcels
- Subject Property
- Building Footprints



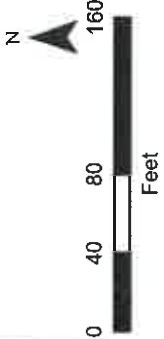
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Parcels

Subject Property



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106 Dale Ave- Bird's Eye's Viewing Eastward

