

Agenda
Homewood Planning Commission
Tuesday, December 14, 2021, 6:00 P.M. *
CITY COUNCIL CHAMBERS
2850 19th 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:

1st Option: Join on-line through your computer or app with this link:

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR1lON2MxWnpVWk5pcUFMdz09>

2nd 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 through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

Board Members

Stuart Roberts, Chairman

Brady Wilson, Vice Chairman

Jennifer Andress

Winslow Armstead

Brandon Broadhead

Patrick Harwell

John Krontiras

Giani Respinto

Paige Willcutt

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes - November 2, 2021**
- 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

(Carried over to January 4, 2022 meeting at the request of the applicant)

Case # RS 21-12-01, 275 Lakeshore Parkway, Parcel ID: 29-00-26-2-000-001.008

Applicant: Joe Schneider, Owner: SDP AL Homewood 1, LLC: A request for approval of a resurvey to subdivide Lot IF, Wildwood Center South Resurvey, into two lots (Lot IF-A) and (Lot IF-B) to facilitate new retail development.

Case # RZ 21-12-02, 1040 Green Springs Highway, Parcel ID: 29-00-23-1-007-

005.000 Applicant: Nathan Spence/The Forsite Group, LLC, Owner: Asaf Stein/Westbury Investments, LLC: A request to rezone the subject property from NPD (Neighborhood Preservation District) to a R-5 (Attached Dwelling Unit District) zoning classification to permit the construction of an 8 unit townhouse development.

Case # AD 21-12-03, 2727 18th Street South & 1817 27th Avenue South, Parcel

ID: 28-00-07-3-014-013.000 & 28-00-07-3-014-001.000 Applicant: Homewood Hotel, LLC, Owner: Homewood Hotel, LLC & MAM Investments, LLC: A request for approval of an amendment to the Final Development Plan for the Valley Hotel intended to update the Plan to reflect as-built conditions.

VII. 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 2nd floor behind the Council Chambers.

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

1. Date application filed: 10/15/2021 Requested hearing date: December 2021
2. Applicant: Nathan Spence, P.E. - Foresite Group, LLC
Phone (s): (205) 397-0370
Address: 2101 Magnolia Ave S #100 Birmingham AL 35205
City State Zip
3. Owner: Westbury Investments, LLC
Phone(s): (205) 757-5720
Address: 3920 Glenwood Ave. Birmingham, AL 35223
City State Zip
4. Attach/give a complete legal description: SEE ATTACHED
5. Property location: 1040 Green Springs Hwy Homewood, AL 35209
6. Tax Map Parcel I.D. Number(s): 2900231007005000
7. Acreage: 1.3 per City of Homewood Zoning Map
8. Existing Zoning: NPD (NEIGHBORHOOD PRESERVATION DISTRICT) Existing land use: N/A (Woods) VACANT
9. Proposed Zoning: R5 (ATTACHED DWELLING UNIT DISTRICT) Proposed land use: Residential
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)

REDACTED

Signature of Applicant: _____

Signature of authorization by Owner: **REDACTED**

FOR CITY USE ONLY

\$ 250.00 application fee received on 10/13/21 by Receipt # _____

Application received by: FRED GOODWIN on OCTOBER 13, 2021



2101 Magnolia Avenue South, Suite 100
Birmingham, Alabama 35205
o | 205.397.0370
f | 844.272.0997
w | www.foresitegroup.net

November 4, 2021

VIA EMAIL

Cale Smith, PE
City of Homewood
Department of Engineering & Zoning
2850 19th St S
Homewood, AL 35209
cale.smith@homewoodal.org

Re: Rezoning Request for 1040 Greensprings Highway

Dear Mr. Smith:

On behalf of the property owner, Asaf Stein of Westbury Investments, LLC, Foresite Group, LLC is submitting this request to rezone the property located at 1040 Greensprings Highway in Homewood, AL. The subject property is located approximately 0.3 miles north of Lakeshore Drive. The property is currently zoned Neighborhood Preservation District (NPD) which allows detached dwelling units and is intended to encourage the continuation of homogenous development patterns. With the exception of the two homes just north of the subject property, there exists no other property on the entire length of Green Springs Hwy in Homewood zoned NPD. Furthermore, the rest of the properties surrounding the subject property do not have direct access from Green Springs but are located within small separated subdivision communities.

The property owner wishes to rezone the property to R-5 Attached Dwelling Unit District to develop a small, two story, building consisting of eight, two bedroom flats with driveways, parking, and associated infrastructure. The development is anticipated to have access with two driveways off Green Springs Highway and will have minimal relative impact to traffic operations on Green Springs (see attached trip generation table for reference). It is the property owner's desire to maintain the character of the surrounding homes and community with this development.

Thank you for your consideration of this request.

Sincerely,

Nathan Spence, PE
Division Director

CC: Asaf Stien, Brian Barrett

LEGAL DESCRIPTION

1040 Green Springs Highway

Case # RZ 21-12-02

Lots 127 through 131 according to a Map of Resurvey of a part of First Addition to Lakeview Park as recorded in Map Book 25, Page 58 in the Office of the Judge of Probate of Jefferson County, Alabama

SURVEYOR'S STATEMENT

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.



Jason E. Bailey, PLS
Alabama Reg. No. 28567
Date: 11/04/2021

LEGAL DESCRIPTION:

Lots 127 thru 131 Lateral Park Addition
Resurvey was part in Green Springs Hwy ROW
as recorded in Map Book 25 Page 58 in the
Probate office of Jefferson County, Alabama.

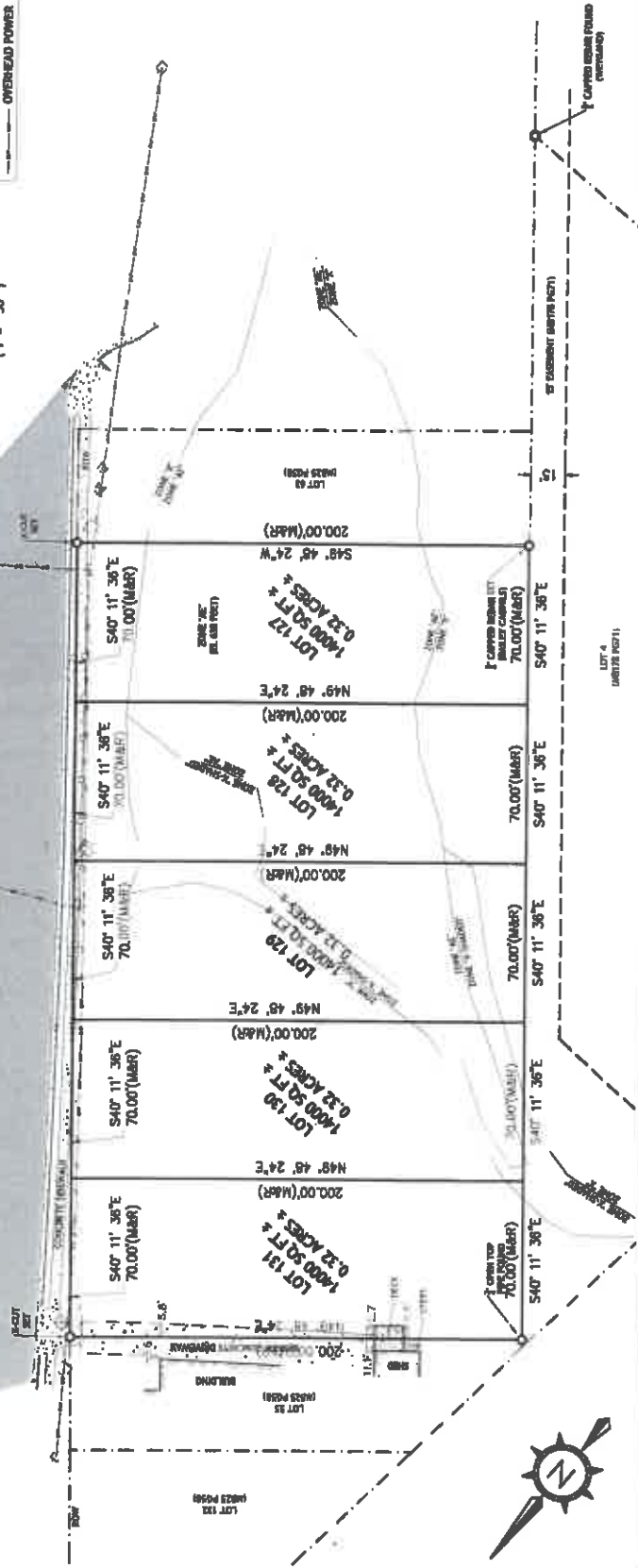
NOTES:

- Field work for this survey was completed on 11/02/2021.
- All comments and additions of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for monuments or present, established, recorded, or otherwise, correctly this evidence, or any other facts that an accurate and correct this survey may require.
- The bearing line for this survey is based on Alabama State Plane Coordinate System West Zone as determined by NTK GPS observations with correction provided by the ALDOT VRS CORS network.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Homewood, Jefferson County, Alabama (Community Number 010000), Map Number 0100000001, Effective Date 05/04/2021, this site lies within Zone X defined as "Special Flood Hazard Area subject to a 1% annual chance flood" and is not in a flood zone.
- No underground utilities were located as part of this survey.
- The intent of this survey is to show property as is currently and to combine the same into a later date. Interventions have been not due to this intent.

GREENSPRINGS HWY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



LEGEND	
Ⓐ	AIR CONDITIONER
Ⓑ	BENCHMARK
Ⓒ	CLEAN OUT
Ⓓ	ELECTRIC BOX
Ⓔ	GAS METER
Ⓕ	GUY WIRE
Ⓖ	LIGHT STANDARD
Ⓗ	MAIL BOX
Ⓙ	MEASURED
Ⓚ	POWER METER
Ⓛ	POWER POLE
Ⓜ	RECORDED
Ⓝ	SANITARY MANHOLE
Ⓟ	SEPTIC TANK
Ⓡ	STORM MANHOLE
Ⓢ	TELEPHONE
Ⓣ	TRICE
Ⓤ	WATER METER
Ⓥ	WATER VALVE
Ⓦ	RETAINING WALL
Ⓧ	BARBED WIRE FENCE
Ⓨ	CHAIN LINK FENCE
Ⓩ	WOOD FENCE
ⓐ	OVERHEAD POWER



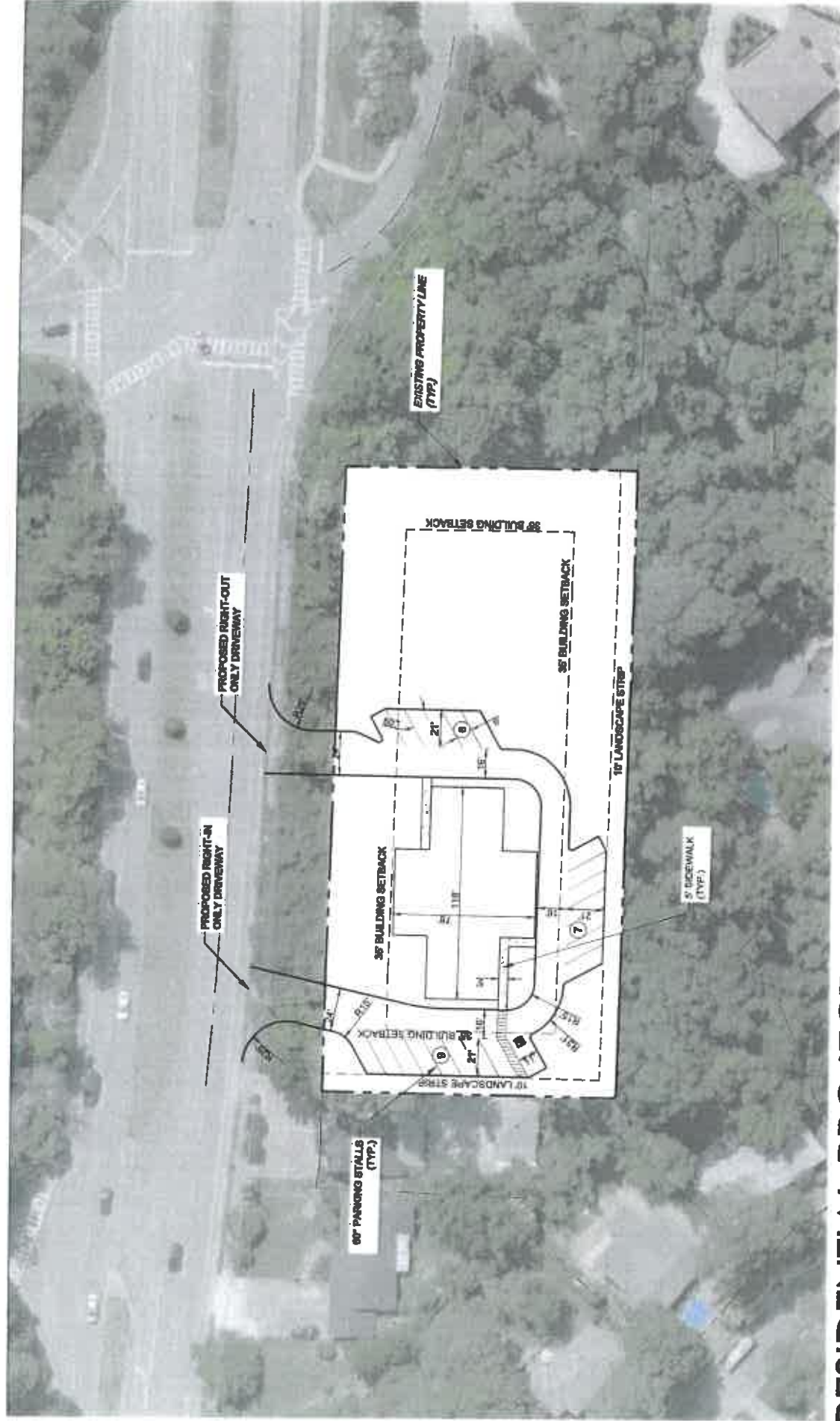
BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

4121 Smoky Road
Alabaster, AL 35007
P: 205.978.0080 F: 205.624.3334
www.baileylandgroup.com
C.E. BAILEY



21.160
SHEET NO. 1 OF 1

1040 GREENSPRINGS HWY
FORESTITE GROUP
BIRMINGHAM, AL 35209
TITLE
PROPERTY BOUNDARY SURVEY
DATE
11/04/2021
CIP
JEB
T = 37



RESIDENTIAL PROJECT

R-5 ZONING

Multifamily Housing (Low-Rise)

Calculation of Anticipated Project Trips

For self-storage methodology from ITE's Trip Generation, 10th Edition (2017)



Copyright 2018, ForeSite Group, Inc.

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution
		Total	Inbound	Outbound				
Multifamily Housing (Low-Rise)	8 D.U.	20	10	10	220	Dwelling Unit	$T = 7.56(X) - 40.95$ $L_{in}(T) = 0.55L_{out}(T) - 0.51$ $L_{out}(T) = 0.82L_{in}(T) - 0.02$	80% / 20% 73% / 27%
		4	1	3				
		6	4	2				
NET NEW EXTERNAL VEHICULAR TRIPS	Daily	10	10	10				
		4	1	3				
		6	4	2				
NET NEW EXTERNAL VEHICULAR TRIPS	Daily	10	10	10				
		4	1	3				
		6	4	2				
NET NEW EXTERNAL VEHICULAR TRIPS	Daily	10	10	10				
		4	1	3				
		6	4	2				

Notes:

¹ Where: T = Trips, L = Generated by the table

JEFFERSON COUNTY COMMISSION



JAMES A. "JIMMIE" STEPHENS - PRESIDENT
LASHUNDA SCALES
SHEILA TYSON
STEVE AMMONS
T. JOE KNIGHT

CAL MARKERT CHIEF EXECUTIVE OFFICER

ENVIRONMENTAL SERVICES DEPARTMENT
Suite A300
716 Richard Arrington, Jr. Blvd. N
Birmingham, Alabama 35203
Telephone (205) 325-5498
FAX (205) 325-5981

October 21, 2021

Ms. Katie Harmon
Foresite Group, LLC
2128 Moores Mill Road
Suite C
Auburn, Alabama 36830

RE: Sewer availability for a proposed residential development (Homewood Residential) to be located on a parcel southwest side of Columbiana Road. (Parcel ID. 29-23-1-007-005.000) (NE¼ 23-18-3W) (Shades Creek WWTP sewer system)

Dear Ms. Harmon:

You have requested that we advise you of sewer availability for a proposed residential development (Homewood Residential) to be located on the above referenced property.

Our records indicate there are existing County maintained lateral sewers located across the subject property on southside of Columbiana Road (see enclosed drawing). The aforementioned lateral sewers connect to County trunk sewers and to County wastewater treatment plant which at present has adequate capacity to handle the proposed apartment complex referenced above. Accordingly, you may consider this as a letter of sewer availability subject to the following conditions:

1. The County has made no field inspection of this site and no representation is made here regarding the elevation of any existing sewer versus the elevation of subject property.
2. Any necessary sewer extensions or right-of-way acquisitions must be made at no cost to Jefferson County.
3. All required impact fees, connection fees and tapping fees must be paid to Jefferson County. Plans for building sewer service line connection(s) must be reviewed for compliance with County specifications by the Impact Division prior to issuance of any impact permit. Impact fees must be paid before any building permit is issued.

4. Please note that a separate sewer service line must be provided for each independent building.
5. Please note the existing sanitary sewer easements located on subject property. Encroachments by buildings into the easements cannot be allowed and any crossings by other utility lines must be approved in advance in writing by the County Environmental Services Department.
6. Any site preparation work such as storm drainage, roadways, adding "fill dirt" as well as any heavy equipment operation within and/or adjacent to the existing sanitary sewer easements must be approved by the County Environmental Services Department prior to start of construction.
7. Most County sewer location records are based on information submitted to us by other parties; accordingly, sewer locations should be field verified before connection plans are completed.
8. Any construction plans for lateral sewers must be approved by this office prior to start of construction.
9. The County reserves the right to require that several points of sanitary sewer connection be utilized in serving the overall proposed residential townhome development to spread the load over several pipes as well as determining where said connection points to the existing County sewers take place.
10. Sewer availability is for gravity connection only. This letter does not contemplate or address any connection using pump stations and should not be construed as any form of approval for even the concept of a pump station.

The foregoing statements are effective for a period of 365 days after the date of this letter after which time they shall be null and void unless connection has been completed or an extension has been granted in writing by the County.

Presently there is no moratorium in existence on the treatment plant or collection system serving this area; however, you are further advised that the foregoing may be canceled and declared null and void at any time if sewage volume discharge limitations placed on the affected wastewater treatment plant or other limitations placed on the collection system by the U.S. Environmental Protection Agency or the Alabama Department of Environmental Management or other controlling authority, including consent decrees and court orders, make it necessary.

If you need further information concerning this matter, please do not hesitate to contact me.



Director of Environmental Services

DD/jbs

cc: Daniel White, Deputy Director, Environmental Services Department
Steve Niemeyer, Deputy Director, Environmental Services Department
Emily Kemp, Chief Civil Engineer, Environmental Services Department
Brian Rohling, Chief Civil Engineer, Environmental Services Department

Enclosure

October 13, 2021



Katie Harmon
Foresite Groups
2128 Moores Mill Rd, Suite C
Auburn, AL 36830

Re: Service Availability to
1040 Green Springs Hwy
Homewood, AL 35209

Dear Katie:

Alabama Power Company is pleased to provide permanent electric service to the above referenced property. This commitment is subject to our obtaining the necessary Rights-of-Way for the proposed Alabama Power Company facilities and compliance with the rules and regulations approved or prescribed by the Alabama Power Public Service Commission, including any special rules and regulations governing the application of rates.

Prior to beginning work, please provide Alabama Power Company with loading information and a detailed site plan of the subject property. Any cost associated with electric service to this facility will be presented once the design is complete.

Please send any further correspondence concerning this project to my attention at:

Alabama Power Company
Attn: Aureale Vann
1212 6th Avenue North
Birmingham, Alabama 35203

Thank you for allowing us to work with and serve you on this project and should you have questions or need additional information, please feel free to call me at (205) 226-1197 or email me at asvann@southernco.com.

Sincerely,

A handwritten signature in black ink that reads "Aureale Vann".

Aureale Vann
12th St. Engineering
Birmingham Division -- Metro Central



October 24, 2021

#618

Foresite Group, LLC
Attention: Katie Harmon
2128 Moores Mill Road
Suite: C
Auburn, AL 36830

To Whom It May Concern:

You may present this letter to interested parties as evidence that the Water Works Board of the City of Birmingham has an existing 12" water main along Green Springs Highway which is available for service to properties having direct frontage on said roadways, situated in the SE ¼ of the NE ¼ of Section 23, Township 18 South, Range 3 West in the City of Homewood, Alabama.

Water mains are owned, operated and maintained by the Water Board as a part of our normal distribution system. Upon proper application to our System Development Department and in accordance with our Rules and Regulations, minimum one-inch (1") service connections may be authorized to the water mains. Our distribution system is designed and constructed to meet the requirements of the Alabama Department of Environmental Management, Water Division - Water Supply Program. Properties along said roadways will be supplied from water mains which have a pressure gradient of 938' above mean sea level.

In the event existing water mains will not accommodate the fire and domestic flow requirements as stipulated by the governing fire department, the property owner will be required to upgrade the Water Board's existing water lines at the property owner's expense in order for the Board to approve extension of service to proposed developments.

Due to this project being located within the Cahaba River – Lake Purdy Watershed, you will be required to develop a plan that complies with the Water Board's Water Shed Protection Policy. A copy of the Water Board's Water Shed Protection Policy can be obtained by accessing the website www.birminghamwaterworks.com. This Plan must be submitted to and approved by the Water Works Board prior to application for water service. This information shall be submitted to our Mr. Frank Phillips – Water Shed Protection Specialist at frank.phillips@bwwb.org for approval.

Should you have questions or need further information, please contact Ms. Antris Betts at (205) 244-4262 or via email at antris.betts@bwwb.org.

Very truly yours,

Douglass W. Stockham, IV, PE
Manager- System Development

AB/
D. P. J-437-2
Gradient: HIS

I:\temp\SAJ\WAL LTR 2019.2020\2021\Water re Exis 12in wtr main avail Green Springs Hwy HIS Wa Shed 437.2 .docx

3600 1st Avenue North, Birmingham, AL 35222
(205) 244-4000 | www.bwwb.org

CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th 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 (2nd Floor), 2850 19th Street South, at **6:00 P.M., on Tuesday, December 14, 2021**. 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:

Nathan Spence / The Forsite Group, LLC

for a proposed subdivision plat of land owned by:

Asaf Stefn / Westbury Investments, LLC

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

1040 Green Springs Highway

Parcel: 29-00-23-1-007-005.000

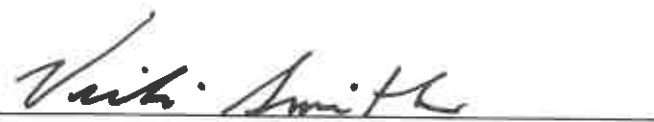
The proposal consists of an REZONE

Purpose:

A request to rezone the subject property from NPD (Neighborhood Preservation District) to a R-5 (Attached Dwelling Unit District) zoning classification to permit the construction of an 8 unit townhouse development.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. 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 December 7, 2021 which is at least seven days before the fixed hearing date, to all owners of land located in whole or in part within 500 feet from the boundaries of the property subject to rezoning as their names and addresses appear in the Jefferson County Tax Assessor's office.



Vicki Smith, AICP

Zoning Supervisor

PC CASE # RZ 21-12-02

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:

1st 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)

2nd 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 through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's 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) several days before the 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.

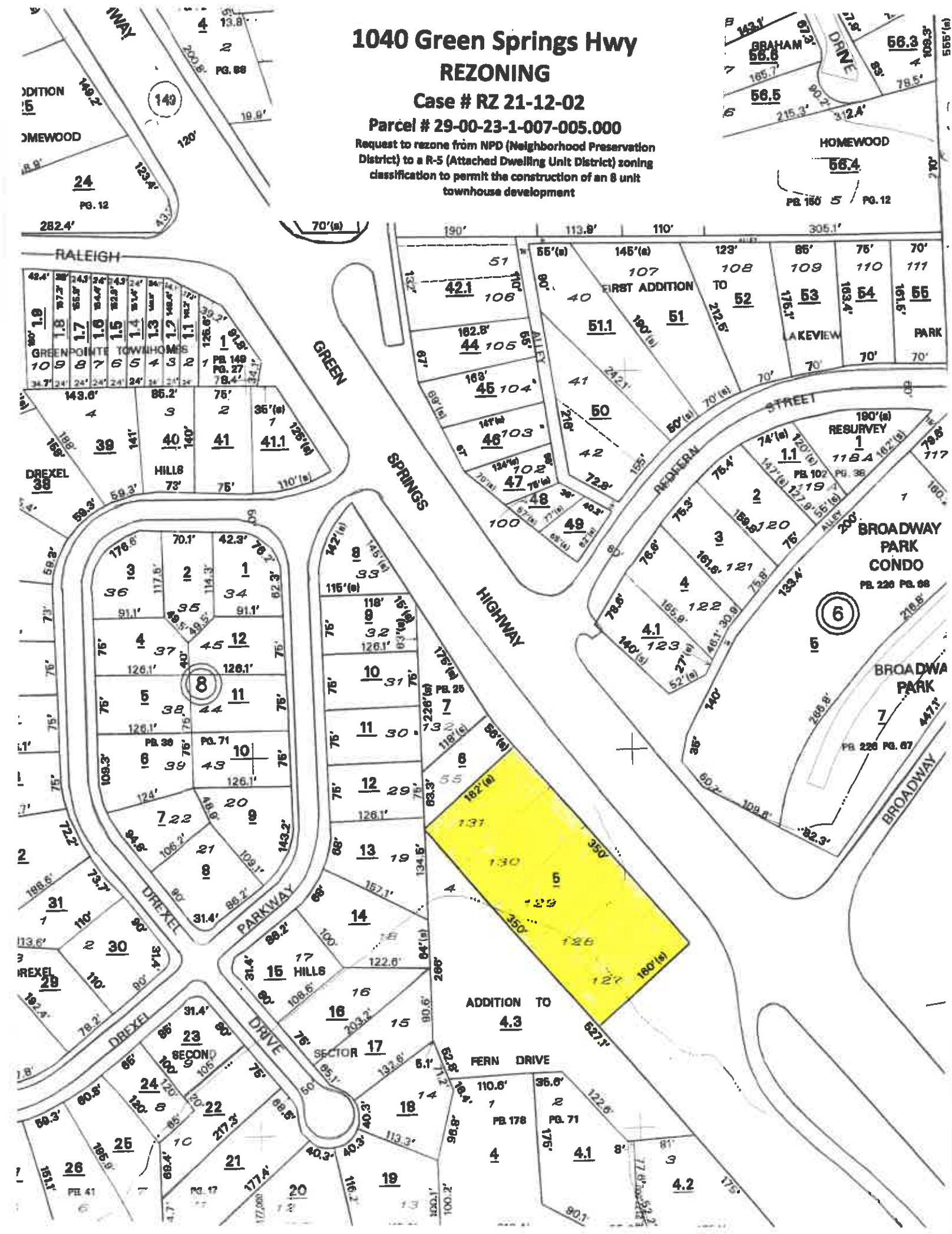
1040 Green Springs Hwy

REZONING

Case # RZ 21-12-02

Parcel # 29-00-23-1-007-005.000

Request to rezone from NPD (Neighborhood Preservation District) to a R-5 (Attached Dwelling Unit District) zoning classification to permit the construction of an 8 unit townhouse development



City of Homewood
PC Case Map

1040 Green Springs Hwy

RZ 21-12-02

500 Ft Radius

- Building Footprint
- Subject Property
- Parcel
- 500 Ft Buffer



THE INFORMATION ON THIS DRAWING WAS
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INFORMATION AND ORIENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
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SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.

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



City of Homewood
PC Case Map

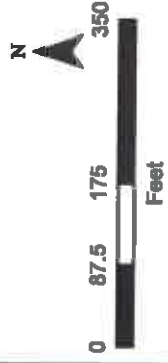
1040 Green Springs Hwy

RZ 21-12-02

Current Zoning

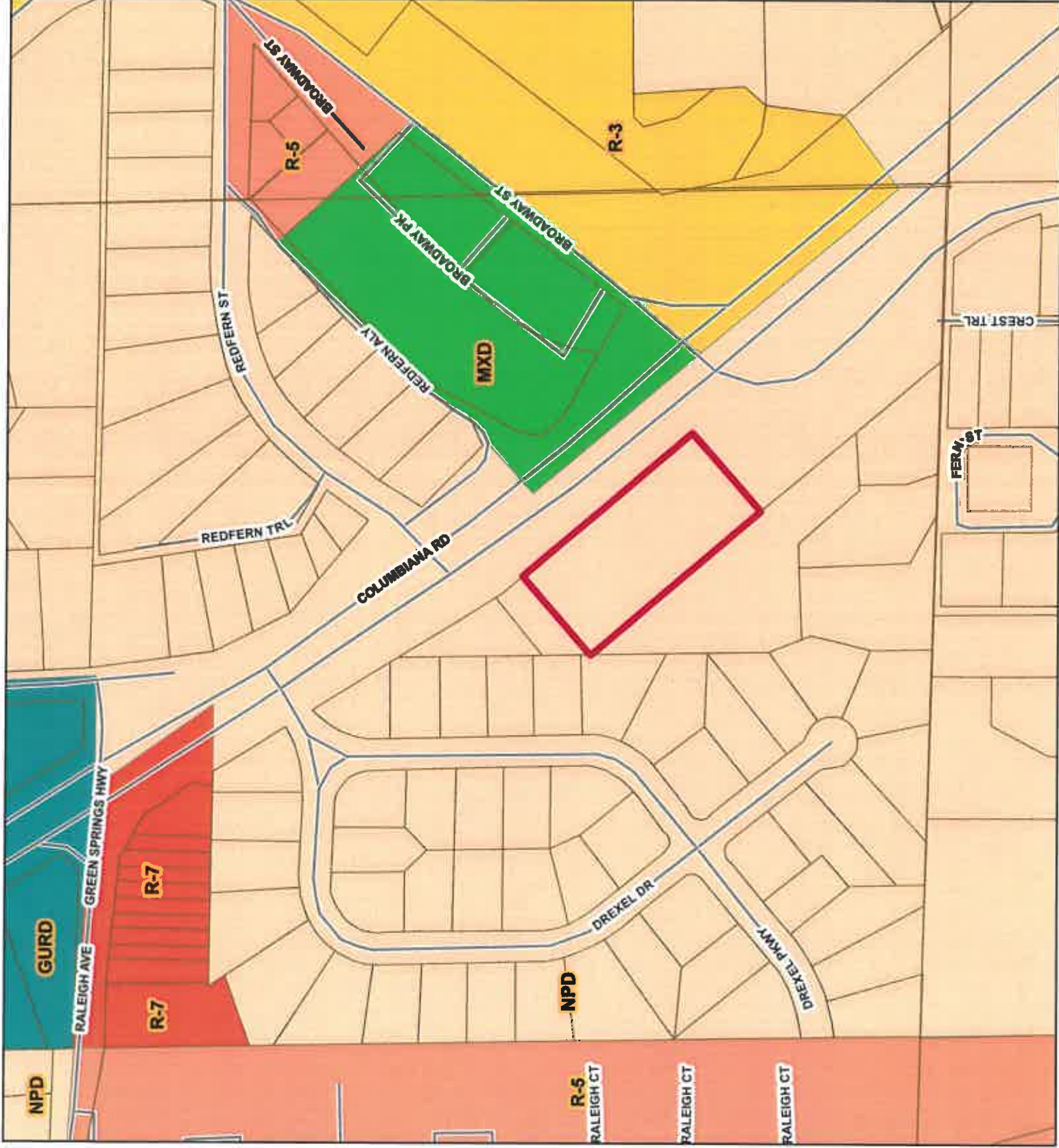
Zoning

	NPD
	R-3
	R-5
	R-7
	MXD
	GURD
	Subject Property
	Parcel



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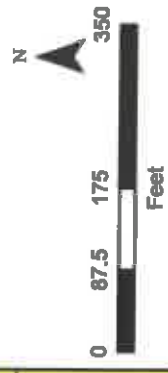
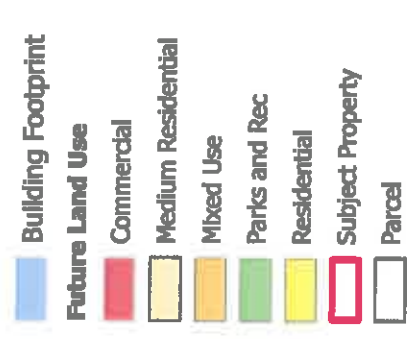


**City of Homewood
PC Case Map**

1040 Green Springs Hwy

RZ 21-12-02

Master Plan Land Use



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HOMESWOOD IS PROHIBITED.

**ZONING IS SUBJECT TO CHANGE. PLEASE
CALL ZONING OFFICE TO CONFIRM ZONING.
332-6878**



Subject Property
Parcel



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332-6828

City of Homewood
PC Case Map
1040 Green Springs Hwy
RZ 21-12-02
Flood Hazard



Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMERWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMERWOOD IS PROHIBITED. ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6838

AD 21-12-03

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

1. Name of development: HOMEWOOD HOTEL, LLC
2. Date application filed: 11-18-2021 3. Requested hearing date: 12-7-21
4. Approval requested by this application
☐ Preliminary Development Plan
☐ Amendment to Preliminary Development Plan
☐ Final Development Plan
☒ Amendment to Final Development Plan
5. Applicant: HOMEWOOD HOTEL, LLC
Phone: 205-937-3017
Address: 402 OFFICE PARK DR, SUITE 150, BIRMINGHAM, AL 35223
6. Owner: HOMEWOOD HOTEL, LLC
Phone: 205 949 2060
Address: 402 OFFICE PARK DR SUITE 150 BIRMINGHAM AL 35223
7. Attorney or authorized agent: RUSSELL B. BOYLEAN
Phone: 205 937 3017
Address: 402 OFFICE PARK DR SUITE 150, BIRMINGHAM, AL 35223
8. Engineer: SAIN
Phone: 205 940-6420
Address: TWO PERIMETER PARK SOUTH, SUITE 500 EAST, BIRMINGHAM 35243
9. Surveyor: SAIN ASSOCIATES, INC.
Phone: 205 940 6420
Address: SAIN

1817 27TH AVENUE SOUTH &
10. Development Address(s): 2727 18TH ST. SOUTH HENRIWOOD. AL 35209

11. Tax map parcel number(s): 28-00-07-3-014-013.000 & 28-00-07-3-014-001,01

12. Acreage: _____ 13. Zoning: MXD (MIXED USE DISTRICT)

14. Check all submissions with this application:

☐ checklist

☒ application fee

☒ original plan in D-size

☐ two (2) copies of plan

☐ eleven by seventeen (11x17) of plan

☒ proof of ownership

Signature of applicant: REDACTED

Signature of authorized agent or attorney; REDACTED

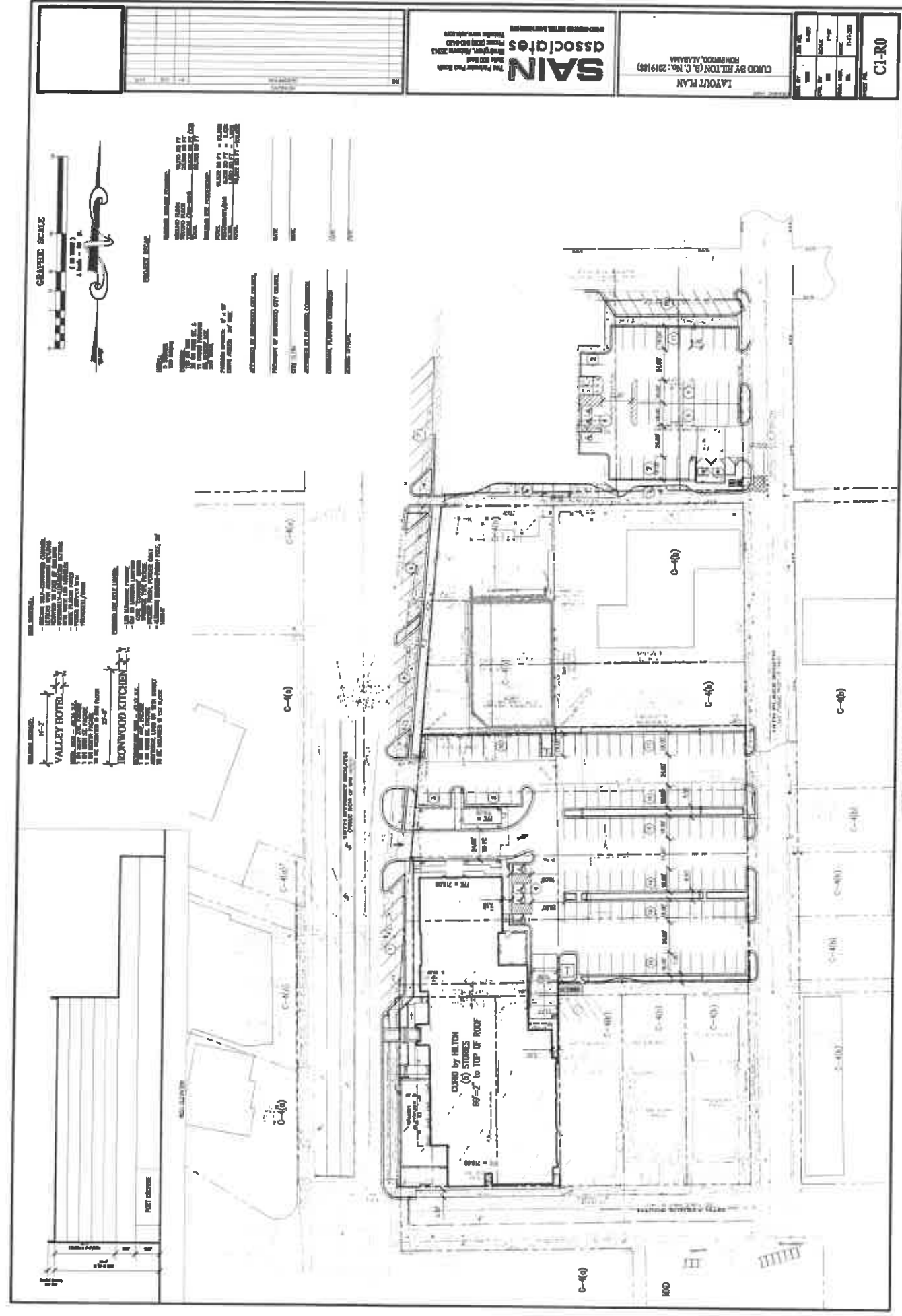
Signature of authorization by owner: REDACTED

For City Use Only:

\$ 100.00 application fee received on NOV. 18, 2021 by receipt # 497819

Scheduled hearing date: DECEMBER 7, 2021

Application received by: FRED GOODWIN on NOV. 18, 2021



CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING

2850 - 19th Street South - 4th 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 (2nd Floor), 2850 19th Street South, at 6:00 P.M., on Tuesday, December 14, 2021. 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 Hotel, LLC

for a proposed subdivision plat of land owned by:

Homewood Hotel, LLC & MAM Investments, LLC

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

2727 18th Street South & 1817 27th Avenue South

Parcel: 28-00-07-3-014-013.000 & 28-00-07-3-014-001.000

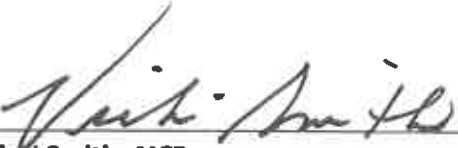
The proposal consists of an Amended Development Plan

Purpose:

Request for approval of an amendment to the Final Development Plan for the Valley Hotel Intended to update the plan to reflect as-built conditions.

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Homewood one (1) day prior to the scheduled date of the public hearing for the consideration of the zoning classification amendment. 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 December 7, 2021 which is at least seven days before the fixed hearing date, to all property owners located within 500 feet of the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.


Vicki Smith, AICP
Zoning Supervisor
PC CASE # AD 21-12-03

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

1st 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)

2nd 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

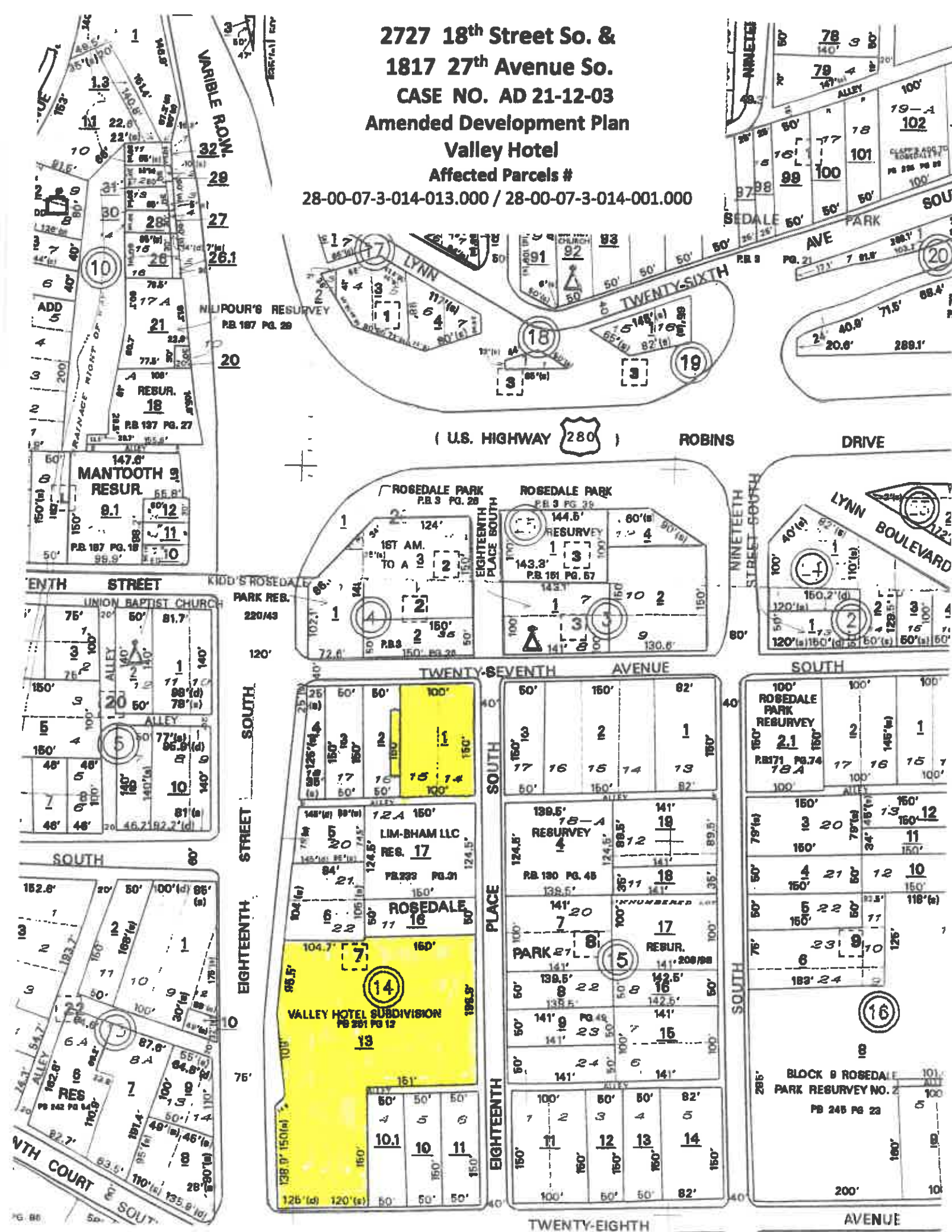
Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please 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) several days before the 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.

2727 18th Street So. &
1817 27th Avenue So.
CASE NO. AD 21-12-03
Amended Development Plan
Valley Hotel

Affected Parcels #
28-00-07-3-014-013.000 / 28-00-07-3-014-001.000



City of Homewood
PC Case Map
2727 18th St S
1817 27th Ave S
AD 21-12-03
Aerial Photo
Amended Development
Plan for Valley Hotel



THE INFORMATION ON THIS DRAWING WAS
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CALL ZONING OFFICE TO CONFIRM ZONING.
332-6828