

**Homewood Planning Commission
Agenda
Thursday, December 14, 2023, 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 persons 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
Winslow Armstead, Vice Chairman
Jennifer Address
Brandon Broadhead
Patrick Harwell**

**Gusty Gulas
Giani Respinto
Paige Willcutt
Erik Henninger**

Order of Business

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes - November 7, 2023
- IV. Communications / Reports from Chairman & Vice Chairman
- V. Old Business - None
- VI. New Business
 1. Case # RS 23-12-01: 1810 25th Court South, Parcel ID: 28-00-07-2-001-054.000 & 28-00-07-2-001-055.000, Applicant: Joseph Miller, III / MTTR Engineers, Inc. , Owner: Islamic Trust of North America, Inc. : Purpose: A request for approval of a Resurvey to combine one lot (Lot 6) and a portion of a second lot (Lot 7), as well as an adjoining section of vacated public right-of-way, into the campus of the Islamic Academy to facilitate future development.

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.

2. Case # RS 23-12-02: 815 - 819 Green Springs Highway, Parcel ID: 29-00-23-1-002-002.000, Applicant / Owner: J.J. Thomas / Greensprings Development, LLC. Purpose: A request for approval of a Resurvey to subdivide the subject property, comprising approximately 4-acres, into two separate lots to facilitate future development.
3. Case # AD 23-12-03: 815–819 Green Springs Highway, Parcel ID: 29-00-23-1-002-002.000, Applicant / Owner: J.J. Thomas / Greensprings Development, LLC. Purpose: A request for approval of an amendment to the previously approved Final Development Plan for “The Edge” mixed-use development project intended to reflect the proposed subdivision of the subject property’s current 4 – acre site into two separate lots to facilitate future development.
4. Case # RZ 23-12-04: 3011 Firefighter Lane, Parcel ID: 28-00-07-3-032-008-001, Applicant : R. Shane Davis / Owner: Laura Brasseale Purpose: A request to rezone the subject property from R-5, Attached Dwelling Unit District to an R-7, Attached Dwelling Unit District zoning classification to permit the construction of a two – unit townhouse development containing a total of 3,647 sq. ft.

VII. Communications from Staff

VIII. 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.

RS 23-12-01

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 1810 25TH COURT SOUTH, HOMEWOOD
Date application filed: 9/12/2023 Vacant lot(s)?
Subdivision location: INTERSECTION OF 18TH STREET S & 25TH COURT S
Tax map Parcel I.D. Number(s): 28-00-07-2-001-054.000 & 28-00-07-2-001.055.000
Acreage: 4.66 Number of proposed lots: 1
Current Zoning: I-2 Proposed land use: SCHOOL

Activity requested by applicant: (please check as applicable)

Divide Property: Move lot line(s):
Combine Property: X* Other: *RIGHT OF WAY VACATION

Applicant: JOSEPH A. MILLER, III Owner: ISLAMIC TRUST OF NORTH AMERICA, INC.
Phone: 205-320-0114 Phone: 304-840-3001
Address: 3 RIVER CHASE RIDGE Address: 1810 25TH COURT SOUTH
HOOVER AL 35244 HOMEWOOD AL 35209
City State Zip City State Zip

REDACTED REDACTED
Signature of Applicant Signature of Owner

Registered Land Surveyor: MTTR ENGINEERS, INC. - JOSEPH A. MILLER, III
Phone: 205-320-0114
Address: 3 RIVER CHASE RIDGE
HOOVER AL 35209
City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on Nov. 2, 2023
\$ 200.00 Application fee* received on Nov. 2, 2023 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

NOTES
(1) SITE IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA
ACCORDING TO F.I.R.M. PANEL # 01073C0556 J DATED SEPT. 24, 2021
(2) NO SUBSURFACE INVESTIGATION HAS BEEN DONE BY M T T R
ENGINEERS, INC. A GEOTECHNICAL ENGINEER SHOULD
REVIEW THE SITE BEFORE BEGINNING CONSTRUCTION.
(3) ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF
PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.
(4) DATE OF SURVEY: JULY 05, 2023
(5) FIELD WORK JBC 4.09-10.14 / 07.23.14 / 3.15.19 AND MAC-06-30-23
(6) DRAWN 4.11.14 & 07.25.14 JBC/JAM/3.15.19 AND 07-05-23
(7) SITE BM IS CRIMP IRON NE CORNER OF SW 1/4
OF NW 1/4. ELEV = 850.15
ORDERED: N.A. ISLAMIC TRUST
OWNER: N.A. ISLAMIC TRUST

SITE PLAN FOR
ISLAMIC ACADEMY RESURVEY NO. 2

BEING A RESURVEY OF LOT 1-A OF THE ISLAMIC ACADEMY RESURVEY NUMBER ONE AS
RECORDED IN MAP BOOK 241, PAGE 23 AND LOT 6 AND THE NORTH 20 FEET OF LOT 7, IN
BLOCK H OF THE MAP OF THE PLAT OF BLOCKS B, H, R, AND L AS RECORDED IN MAP
BOOK 4, PAGE 14, BOTH OF WHICH BEING RECORDED IN THE JUDGE OF PROBATE OFFICE OF
JEFFERSON COUNTY, ALABAMA AND STREET RIGHT OF WAY WHICH IS WEST OF THE ABOVE
NOTED LOTS 6 AND 7. SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP
18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

CITY OF HOMEWOOD, JEFFERSON COUNTY, ALABAMA
THE PURPOSE OF THIS RESURVEY IS TO COMBINE THREE
LOTS AND VACATED RIGHT OF WAY INTO ONE LOT.

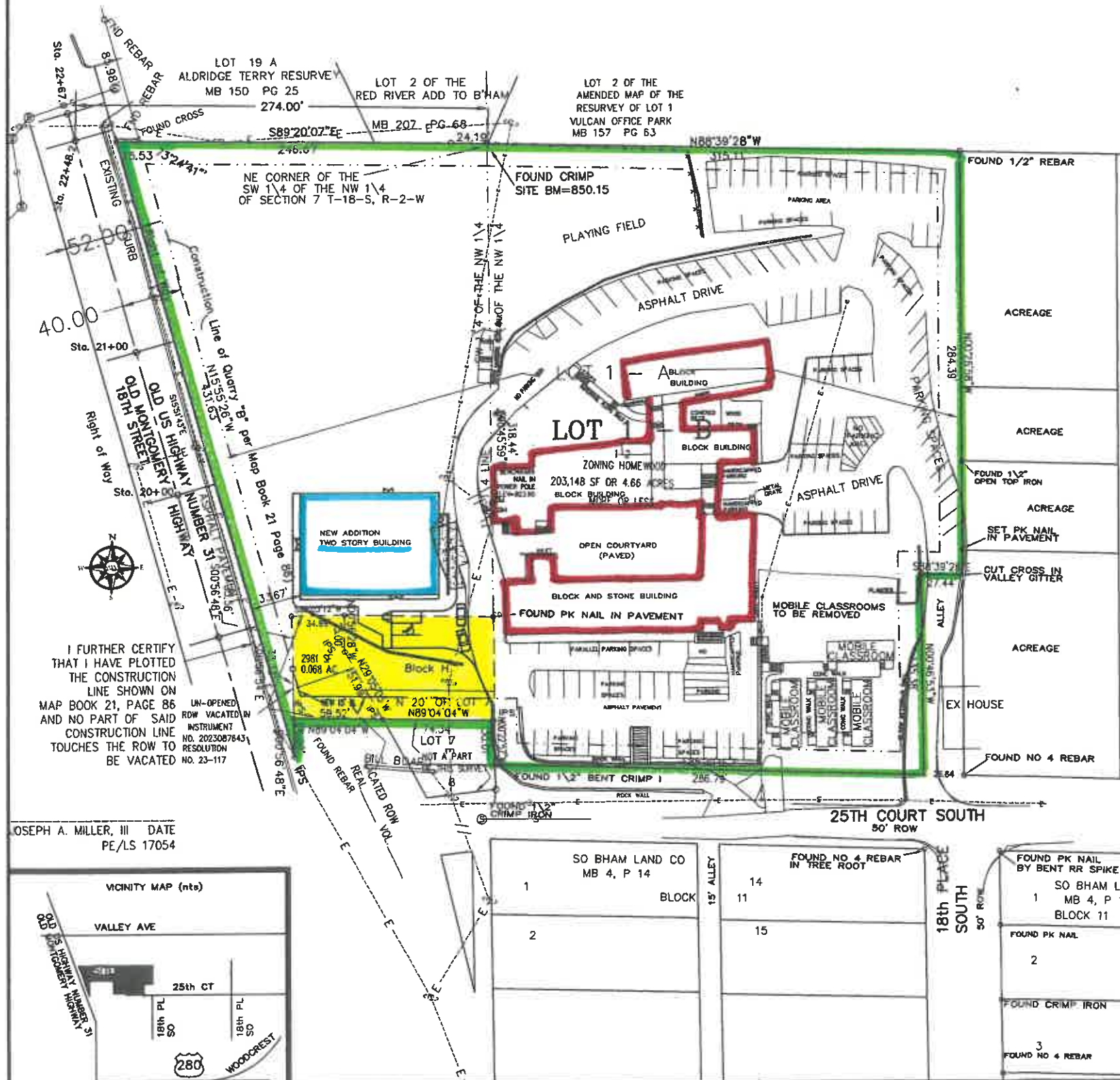


SCALE 1" = 40'
SEPTEMBER 12, 2023

- NOTE:
1. ALL EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND OPEN STORM
DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
 2. SITE IS NOT IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA MAP NO 01073C0556 J DATED: SEPTEMBER 24, 2021

Proposed Resurvey of Islamic Academy
1810 25th Court South
(Case # RS 23-12-01)

- Properties to be resurveyed and incorporated into the Islamic Academy campus
- Site of new two-story classroom building
- Existing Islamic Academy buildings



NOTES:

- (1) UTILITY LOCATIONS ARE FROM FIELD LOCATIONS OF OBSERVED UTILITIES. UNDERGROUND
UTILITY LINES SHOULD BE FIELD CHECKED BEFORE BEGINNING ANY CONSTRUCTION.
- (2) THIS SITE IS NOT IN A FLOOD HAZARD AREA ACCORDING TO FEMA PANEL
#01073C0556 J, DATED: SEPTEMBER 24, 2021
- (3) NO SUBSURFACE INVESTIGATION HAS BEEN DONE BY M T T R
ENGINEERS, INC. A GEOTECHNICAL ENGINEER SHOULD REVIEW THE SITE BEFORE
BEGINNING CONSTRUCTION.
- (4) ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE
WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR THE
PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
- (5) BUILDING SETBACKS TO BE BASED ON CURRENT ZONING REQUIREMENTS
OF SUBJECT PROPERTY.

PC Case
No: RS RS 23-12-01

SITE PLAN FOR
ISLAMIC ACADEMY RESURVEY NO. 2

BEING A RESURVEY OF LOT 1-A OF THE ISLAMIC ACADEMY RESURVEY NUMBER ONE AS RECORDED IN MAP
BOOK 241, PAGE 23 AND LOT 6 AND THE NORTH 20 FEET OF LOT 7, IN
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JEFFERSON COUNTY, ALABAMA AND STREET RIGHT OF WAY WHICH IS WEST OF THE ABOVE
NOTED LOTS 6 AND 7. SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP
18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

ENGINEER

DATE	REVISIONS
06-30-23	RESURVEY NO 2 NOT RECORDED
07-05-23	NEW RESURVEY NO 2
07-11-23	SUBDIVISION MEETING
09-12-23	RIGHT RECORD MAP TO TURN
11-25-23	ADDED INST. NO & RESOLUTION

JOB NO. 230442
FILE NAME: ISLAMIC ACADEMY RESURVEY NO 2
DATE: SEPTEMBER 12, 2023
DRAWN: JBC/JAM
CHECKED: JAM III
SCALE: 1"=40'
SHEET C1

ISLAMIC SCHOOL 3-14-19.171
AAA PLOTS/ISLAMIC ACADEMY OF ALABAMA--HOMEWOOD/ISLAMIC SCHOOL HOMEWOOD RESURVEY NO 2.DWG



NEW SCHOOL BUILDING
FOR THE
ISLAMIC ACADEMY OF ALABAMA
HOMEWOOD, ALABAMA

AERIAL VIEW
NOVEMBER 27, 2023



THOMPSONARCHITECTURE
INCORPORATED



**NEW SCHOOL BUILDING
FOR THE
ISLAMIC ACADEMY OF ALABAMA
HOMEWOOD, ALABAMA**

VIEW OF FRONT
NOVEMBER 27, 2023



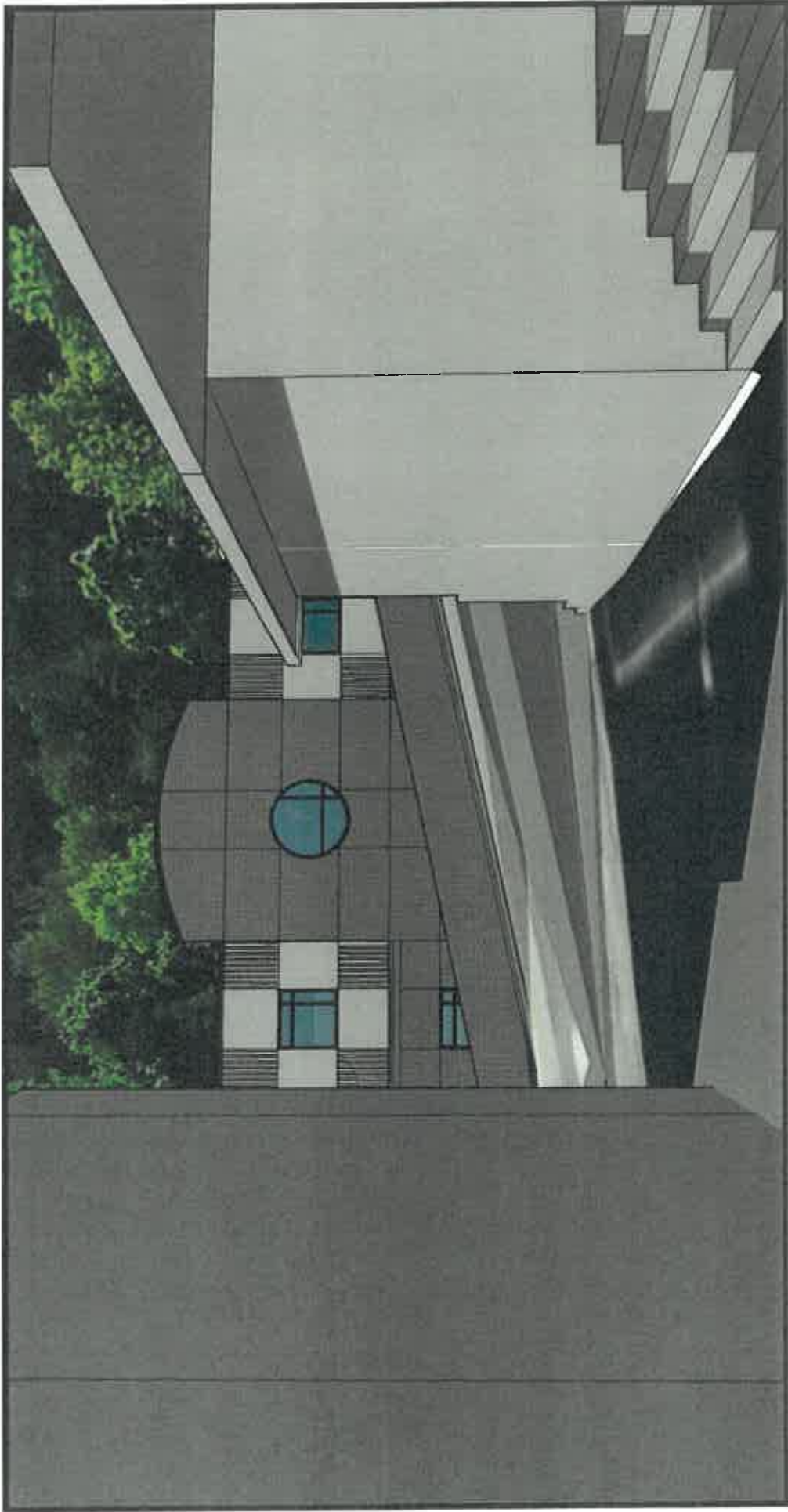
THOMPSONARCHITECTURE
INCORPORATED



NEW SCHOOL BUILDING
FOR THE
ISLAMIC ACADEMY OF ALABAMA
HOMewood, ALABAMA

OVERLOOK VIEW
NOVEMBER 27, 2023





NEW SCHOOL BUILDING
FOR THE
ISLAMIC ACADEMY OF ALABAMA
HOMEWOOD, ALABAMA

COURTYARD VIEW
NOVEMBER 27, 2023



THOMPSONARCHITECTURE
INCORPORATED

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 & ADJACENT PROPERTY OWNERS**

This letter shall serve as a public hearing notice by the Homewood Planning Commission of 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 Thursday, December 14, 2023.** 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:

Joseph A. Miller, III / MTTR Engineers, Inc.

for a proposed subdivision plat of land owned by:

The Islamic Trust of North America, Inc.

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

1810 25th Court South

Parcel ID: 28-00-07-2-001-054.000 & 28-00-07-2-001-055.000

The proposal consists of a RESURVEY

Purpose:

A request for approval of a Resurvey to combine one lot (Lot 6) and a portion of a second lot (Lot 7), as well as an adjoining section of vacated public right-of-way, into the campus of the Islamic Academy to facilitate future 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 certified mail on or before December 7, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RS 23-12-01

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 reference 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 “Upcoming Meetings/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.

P.B. 157 PG. 63

Request to resurvey one lot and a portion of a second lot, as well as a section of vacated public R.O.W. into the campus of the Islamic Academy to facilitate future development

FFICE PARK

P.B. 157 PG. 63

PB 241 PG 23

54

H 16
 L 35
 88' (a) 2
 56
 75

TWENTYFIFTH

COURT

SOUTH

DATE	DESCRIPTION	AMOUNT	PLACE	SOUTH
1880

6
OSEI
50'

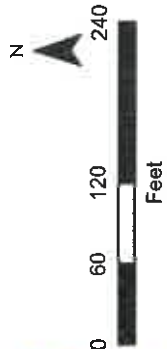
(U.S. HIGHWAY 280)

ROBINS

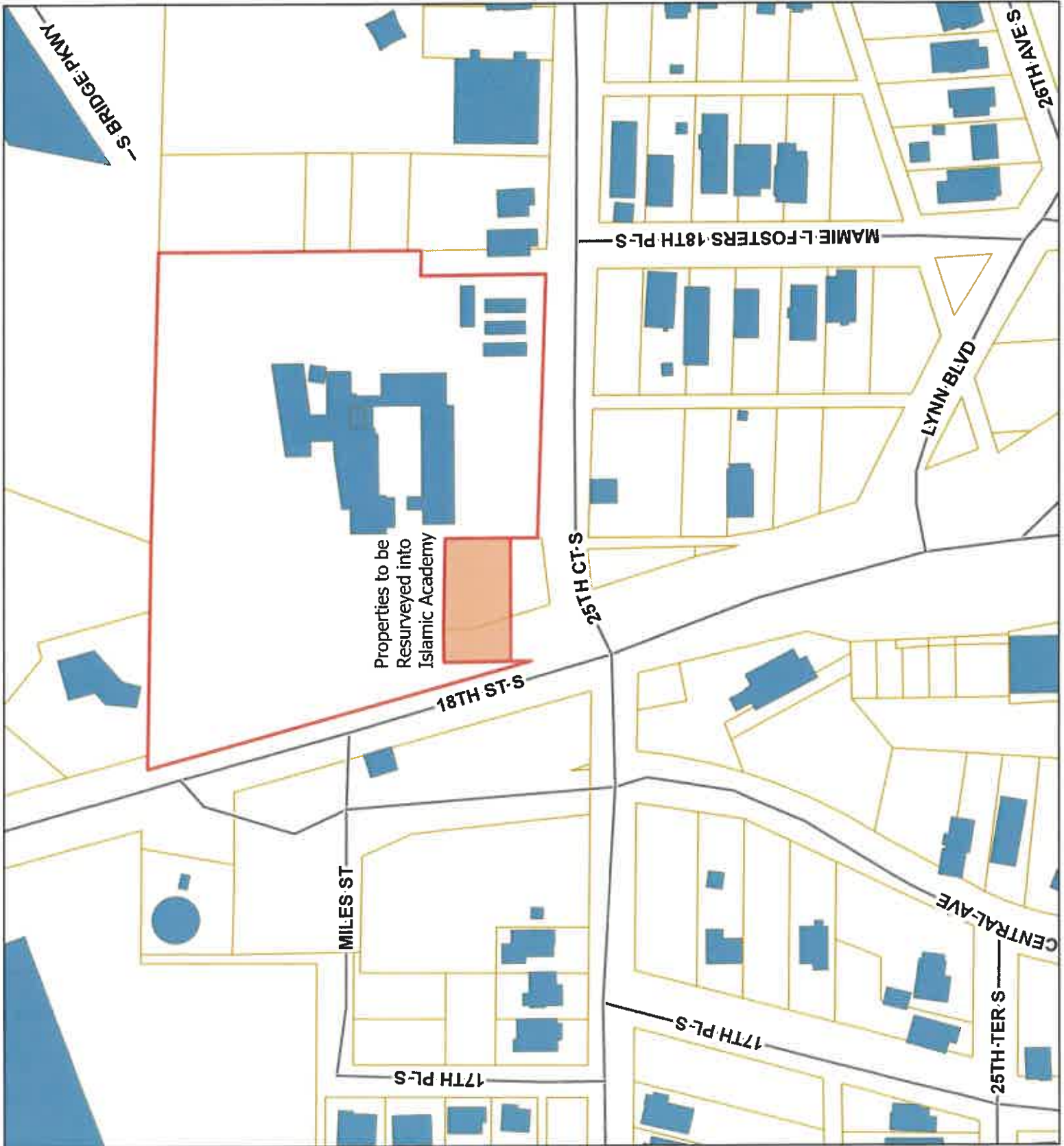
DRIV

City of Homewood
PC Case Map
1810 25th Ct. S
RS 23-12-01
Vicinity Map

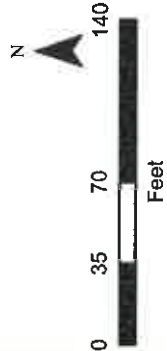
- Parcels
- Property Addition
- Subject Property
- Building Footprints



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
HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD IS PROHIBITED.



- Parcels
- Property Addition
- Subject Property



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HOMWOOD IS PROHIBITED.



Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 819 Green Springs Hwy
 Date application filed: 12-6-23 Vacant lot(s)? _____
 Subdivision location: Green Springs Hwy
 Tax map Parcel I.D. Number(s): 29 00 23 1002 002.000
 Acreage: 4.05 Number of proposed lots: 2
 Current Zoning: GURD Proposed land use: Mixed

Activity requested by applicant: (please check as applicable)

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

Applicant: Greensprings Development LLC Owner: Greensprings Development LLC
 Phone: (205) 249-3757 Phone: (205) 249-3757
 Address: P.O. Box 590143 Address: P.O. Box 590143
Birmingham, AL 35259 Birmingham AL 35259
 City State Zip City State Zip

REDACTED

REDACTED

Signature of Applicant

Signature of Owner

Registered Land Surveyor: Jeff Arrington (Arrington Engineering)
 Phone: (205) 985-9315
 Address: 2032C Valledale Rd.
Birmingham AL 35244
 City State Zip

FOR CITY USE ONLY

Application received by: FRED GOODWIN on DECEMBER 6, 2023

\$ _____ Application fee* received on _____ 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

RESURVEY TO SUBDIVIDE ONE LOT
 INTO TWO LOTS

LEGAL DESCRIPTION

815 – 819 Green Springs Highway

(Case # RS 23-12-02)

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

The Edge Resurvey, being a resurvey of Lot 1 according to the survey of Shunnarah's First Addition to Green Springs Highway as recorded in Map Book 258, Page 93, in the Office of the Judge of Probate of Jefferson County, Alabama.

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 # 01073C0554J PANEL 554 OF 755 MAP EFFECTIVE DATE 08/24/2021

GRAPHIC SCALE



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: SERVIFIRST 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
OWNER: GREENSPRINGS DEVELOPMENT, LLC

DATE: _____ BY: _____
ALABAMA LIC. NO. 18664

MORTGAGEE: SERVIFIRST BANK ITS: _____
BY: _____ DATE: _____

ITS: _____
DATE: _____

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 _____ DAY OF _____, 20____.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS _____ 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 _____ DAY OF _____, 20____.


NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS SIGNED TO THE FOREGOING CERTIFICATE AS _____ OF SERVIFIRST 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC MY COMMISSION EXPIRES




ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315
Fax: (205) 985-9305
2312 Valleydale Road
Birmingham AL 35244

DRAWING TITLE THE EDGE RESURVEY	DRAWN BY JOADBA	CHECKED BY JDA	DATE 08-20-2023
LOCATION & DESCRIPTION SITUATED IN THE 1/4 OF THE NE 1/4 OF SEC 23, T18S, R3W, JEFFERSON COUNTY, ALABAMA	SCALE 1"=50'		
	PARTY CHIEF JLBN	PROJECT NO. 81179	SHEET 1 OF 1



CITY OF HOMEWOOD PLANNING COMMISSION CASE #R3-23-12-02

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 3 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.

ENDORSEMENT BY THE PLANNING COMMISSION, AS FOLLOWS:

Final Plat approved by resolution of the Homewood Planning Commission on _____, 20____.

Chairman _____	Secretary _____
Zoning Administrator _____	Date _____, 20____

DIRECTOR OF ENVIRONMENTAL SERVICES

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.



VICINITY MAP
NOT TO SCALE

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 & ADJACENT PROPERTY OWNERS**

This letter shall serve as a public hearing notice by the Homewood Planning Commission of 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 Thursday, December 14, 2023**. 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:

Greensprings Development, LLC

for a proposed subdivision plat of land owned by:

Greensprings Development, LLC

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

815 – 819 Green Springs Highway

Parcel ID: 29-00-23-1-002-002.000

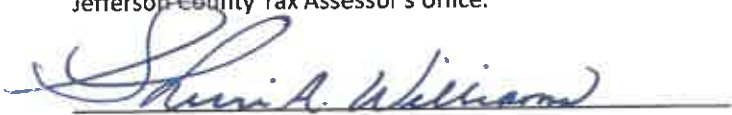
The proposal consists of a RESURVEY

Purpose:

A request for approval of a Resurvey to subdivide the subject property, comprising approximately 4-acres, into two separate lots to facilitate future 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 certified mail on or before December 7, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.

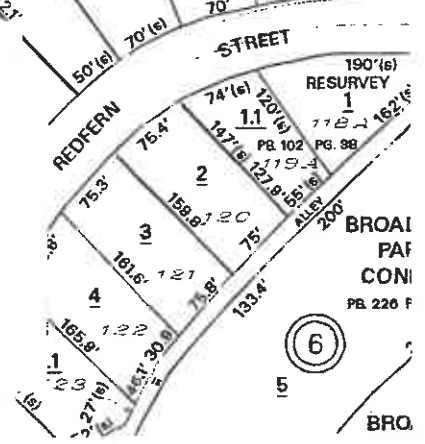


Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # RS 23-12-02

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



815 - 819 Green Springs Hwy.
RESURVEY
CASE NO. RS 23-12-02
Parcel # 29-00-23-1-002-002.000



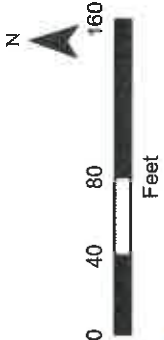
City of Homewood
PC Case Map

815 Green Springs Hwy

RS 23-12-02
AD 23-12-03

Vicinity Map

- Parcels
- Subject Property
- Proposed New Lot
- Building Footprints



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City of Homewood
PC Case Map

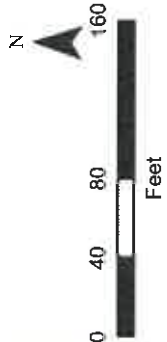
815 Green Springs Hwy

RS 23-12-02
AD 23-12-03

Aerial Photo



Parcels
Subject Property



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

1. Name of development: The Edge
2. Date application filed: 12/04/2023 3. Requested hearing date: 12/07/2023
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: J.J. Thomas, Esq.
- Phone: 205-453-1379
- Address: PO Box 590143, Birmingham, AL 35259
6. Owner: J.J. Thomas, Esq.
- Phone: 205-453-1379
- Address: PO Box 590143, Birmingham, AL 35259
7. Attorney or authorized agent: _____
- Phone: _____
- Address: _____
8. Engineer: LBYD, Inc.
- Phone: (205) 488-4614
- Address: 880 Montclair Road, Suite 600, Birmingham, AL 35216
9. Surveyor: Arrington Engineering
- Phone: (205) 985-9315
- Address: 2032C Valleydale Road, Birmingham, AL 35244

10. Development Address(s): 815 Greensprings Highway, 35209

11. Tax map parcel number(s): 2900231002002.000

12. Acreage: Lot 1: 1.84 acres 13. Zoning: GURD
Lot 2: 2.21 acres

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 14, 2023

Application received by: FRED GOODWIN on DECEMBER 1, 2023

LEGAL DESCRIPTION

815 – 819 Green Springs Highway

(Case # AD 23-12-03)

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 18 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

The Edge Resurvey, being a resurvey of Lot 1 according to the survey of Shunnarah's First Addition to Green Springs Highway as recorded in Map Book 258, Page 93, in the Office of the Judge of Probate of Jefferson County, Alabama.

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 & ADJACENT PROPERTY OWNERS**

This letter shall serve as notice 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, beginning at **6:00 P.M., on Thursday, December 14, 2023.** 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:

J.J. Thomas / Greensprings Development, LLC

for a proposed subdivision plat of land owned by:

J. J. Thomas / Greensprings Development, LLC

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

815 – 819 Green Springs Highway

Parcels: 29-00-23-1-002-002.000

The proposal consists of an AMENDED DEVELOPMENT PLAN

Purpose:

A request for approval of an amendment to the previously approved Final Development Plan for "The Edge" mixed use development project which reflects the proposed subdivision of the subject property's current 4- acre site into two separate lots to facilitate future 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 7, 2023, which is at least seven days before the fixed hearing date, to all property owners adjoining the subject properties, as their names and addresses appear in the Jefferson County Tax Assessor's office.



Sherri Williams, Zoning Supervisor
Engineering & Zoning Department
PC CASE # AD 23-12-03

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 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 reference 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 "Upcoming Meetings/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.



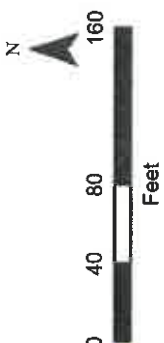
City of Homewood
PC Case Map

815 Green Springs Hwy

RS 23-12-02
AD 23-12-03

Vicinity Map

- Parcels
- Subject Property
- Proposed New Lot
- Building Footprints



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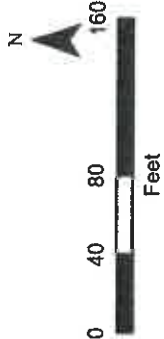
City of Homewood
PC Case Map

815 Green Springs Hwy

RS 23-12-02
AD 23-12-03

Aerial Photo

- Parcels
- Subject Property



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FORM IX.
AMENDMENT TO THE ZONING ORDINANCE ("RE-ZONING")
HOMEWOOD PLANNING COMMISSION

1. Date application filed: 9/6/2023 Requested hearing date: November 7, 2023
2. Applicant: R. SHANE DAVIS
Phone (s): (give several Phone Numbers) LAURA BRASSEALE REDACTED REDACTED
Address: 3011 FIREFIGHTER LN., HOMEWOOD, AL. 35209
City State Zip
3. Owner: LAURA BRASSEALE
Phone(s): LAURA REDACTED SHANE REDACTED
Address: 3011 FIREFIGHTER LN., HOMEWOOD, AL. 35209
City State Zip
4. Attach/give a complete legal description: Stacey Land CO 28-17-3
5. Property location: 3011 Firefighter Lane, 35209
6. Tax Map Parcel I.D. Number(s): 28-00-07-3-032-008.001
7. Acreage: 0.25 - 10,942 sf
8. Existing Zoning: R5 Existing land use: Multi Family Medium Density
9. Proposed Zoning: R7 Proposed land use: Multi Family
10. Check all required submissions with this application:
- ☒ Application fee
- ☒ Reason for the request - Large Lot Townhomes - ground coverage.
- ☒ Legal description of the subject property Current Lot Non-Conforming to R5
- ☒ Availability of required utilities
- ☐ Site plan or preliminary development plan (as required) in progress to be completed.
- ☐ Proffer of rezoning conditions (if any)

REDACTED

REDACTED

Signature of Applicant: _____

Signature of authorization by Owner: _____

REDACTED

REDACTED

FOR CITY USE ONLY

S 250.00 application fee received on SEPT. 6, 2023 by Receipt # 497872Application received by: FRED GOODWIN on SEPTEMBER 6, 2023

Paul Gilbert Distinctive Designs
2057 Valleydale Road
Birmingham, Al 35244

December 5, 2023

City of Homewood
Planning and Zoning Department

Re: Rezoning of 3011 Firefighter Lane (Case # RZ 23-12-04)

Statement of Intent

The following is written to express the intent of our client to request a rezoning of the subject property, located at 3011 Firefighter Lane, from R-5 to R-7. The current zoning of R-5 does not permit the construction of single-family residential structures.

The owners have no desire to undergo the costly expense needed to rehabilitate or replace the 1920 era structure that presently sits on the property. As an alternative, the R-7 Zoning would allow for multiple residential units to be constructed instead. We are requesting a zoning change for the property in order to have the ability to construct two townhouse units. This type of housing would be consistent with another proposed townhouse project on the adjacent property located immediately to the east on Cook Street which was recently approved for R-7 zoning.

We feel that the proposed townhomes are consistent with the City’s approved Land Use Plan which designates the subject property for a residential use and that the proposed townhomes, being limited to only two units, would be compatible, and more in scale with the nearby single-family houses located on the western side of Firefighter Lane. It is the owner’s belief that the proposed townhomes would enhance and be a “good fit” with the other residential uses in the immediate area and would have little or no real traffic impact on Firefighter Lane.

Thank you for the opportunity to present this proposal to the Planning Commission and for your consideration of the requested change in zoning.

LEGAL DESCRIPTION

3011 Firefighter Lane

(Case # RZ 23-12-04)

Lot 5, Block 2 Corrected Map of the Stacy Land Company Survey, as recorded in Map Book Volume 13, Page 48 in the Office of the Judge of Probate, Jefferson County, Alabama.

TABLE 1

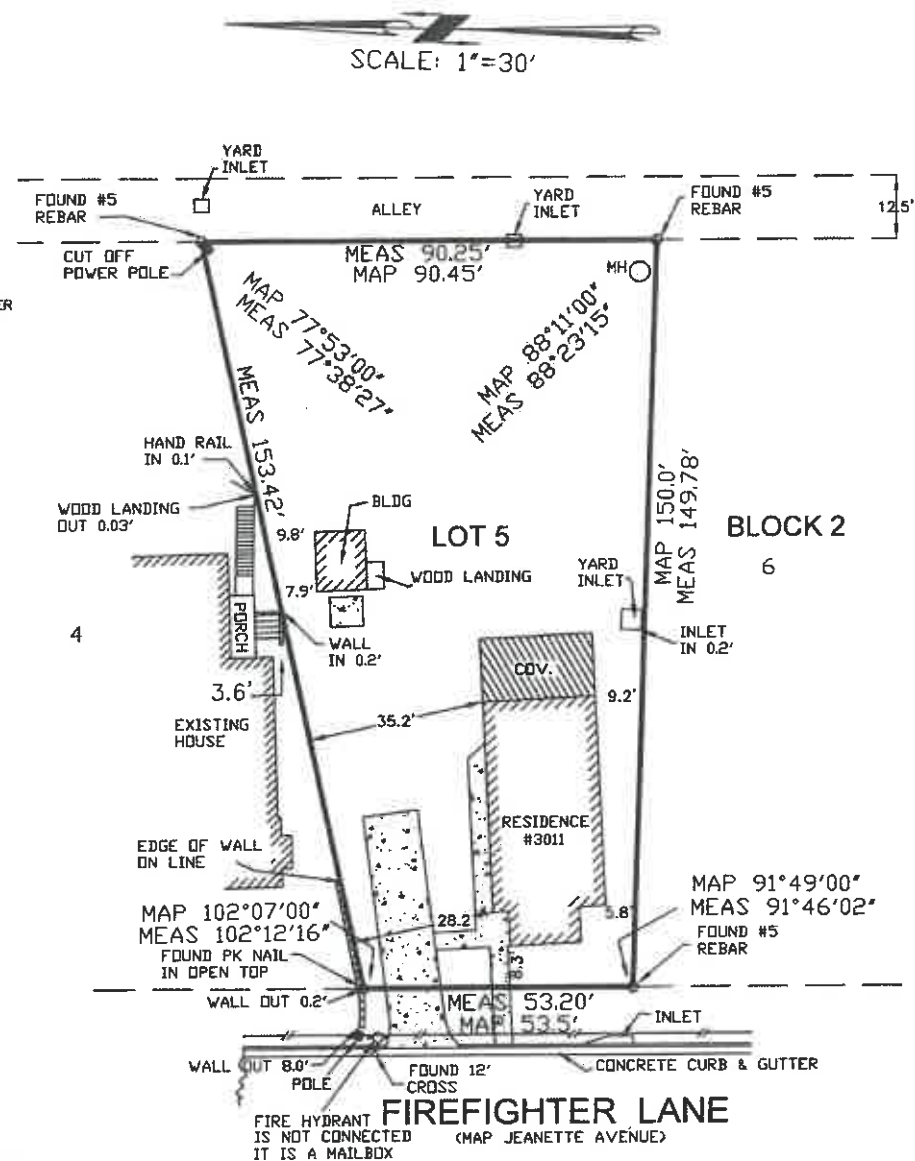
QUANTITATIVE DEVELOPMENT CRITERIA

District	Minimum Lot Area	Minimum Lot Width At Front Building Line	Minimum Distance From Property Line To Building Line			Maximum Height of Structure	Minimum Living Area of Dwelling Unit	Maximum Area of Ground Coverage (Bldg.)
			Front	Rear	Ea. Side			
R-1	15,000 sq. ft.	80'	35'	35'	15'	35'	1,400 sq. ft.	--
R-2	10,000 sq. ft.	70'	30'	30'	10'	35'	1,200 sq. ft.	--
R-3	7,500 sq. ft.	60'	30'	30'	10'	35'	1,000 sq. ft.	--
R-4	6,000 sq. ft.	50'	25'	25'	8'	35'	900 sq. ft.	--
CURRENT R-5	8,000 sq. ft. plus 2,500 sq. ft. per unit	65' plus 5' per unit	35'	35'	15' ¹	35'	700 sq. ft.	35%
R-6	Min. site of 5 acres is required. Height and density requirements shall be determined by development plan							
PROPOSED R-7	3,100 sq. ft.	24'	24'	40'	0 ²	35'	1,200 sq. ft.	--
PRD-1	Minimum site of 2 acres is required					40'	--	25%
PRD-2	Review and minimum site of 5 acres is required						--	35%
C-1	--	--	25'	20'	15'	35' ⁹	--	--
C-2	--	--	0'	20'	0 ³	35' ⁹	--	--
C-3	10,000 sq. ft.	--	35'	20'	0 ³	45'	--	--
C-4	6,000 sq. ft.	--	--	20'	0 ³	35'	--	--
C-4(a)	1,500 sq. ft.	25'	--	15'	--	35'	--	--
C-4(b)	50,000 sq. ft.	150'	--	--	--	Floor/area ratio	--	--
C-5	10,000 sq. ft.	75'	20'	20'	0 ⁴	35'	--	--
I-1, I-2	--	75'	-- ⁵	-- ⁵	-- ⁵	35' ⁵	--	--
I-3	--	75'	-- ⁵	-- ⁵	-- ⁵	35' ^{6, 9}	--	--

PROPOSED REZONING**3011 Firefighter Lane****(Case # RZ 23-12-04)**

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—	ANCHOR
—X—	FENCE
—V—	POWER LINE
PVMT	PAVEMENT
W/TAN	WITH TANGENT
RES	RESIDENCE
LG	LIGHT
COV	COVERED
■	DECK
■	CONCRETE
■	WALL
■	COLUMN



STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 5, BLOCK 2 CORRECTED MAP OF THE STACY LAND CO. SURVEY, as recorded in Map Volume 13, Page 48, in the Office of the Judge of Probate, Jefferson County, Alabama. 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, according to my survey of JULY 31, 2023. Survey invalid if not sealed in red.

Order No.: 20230839

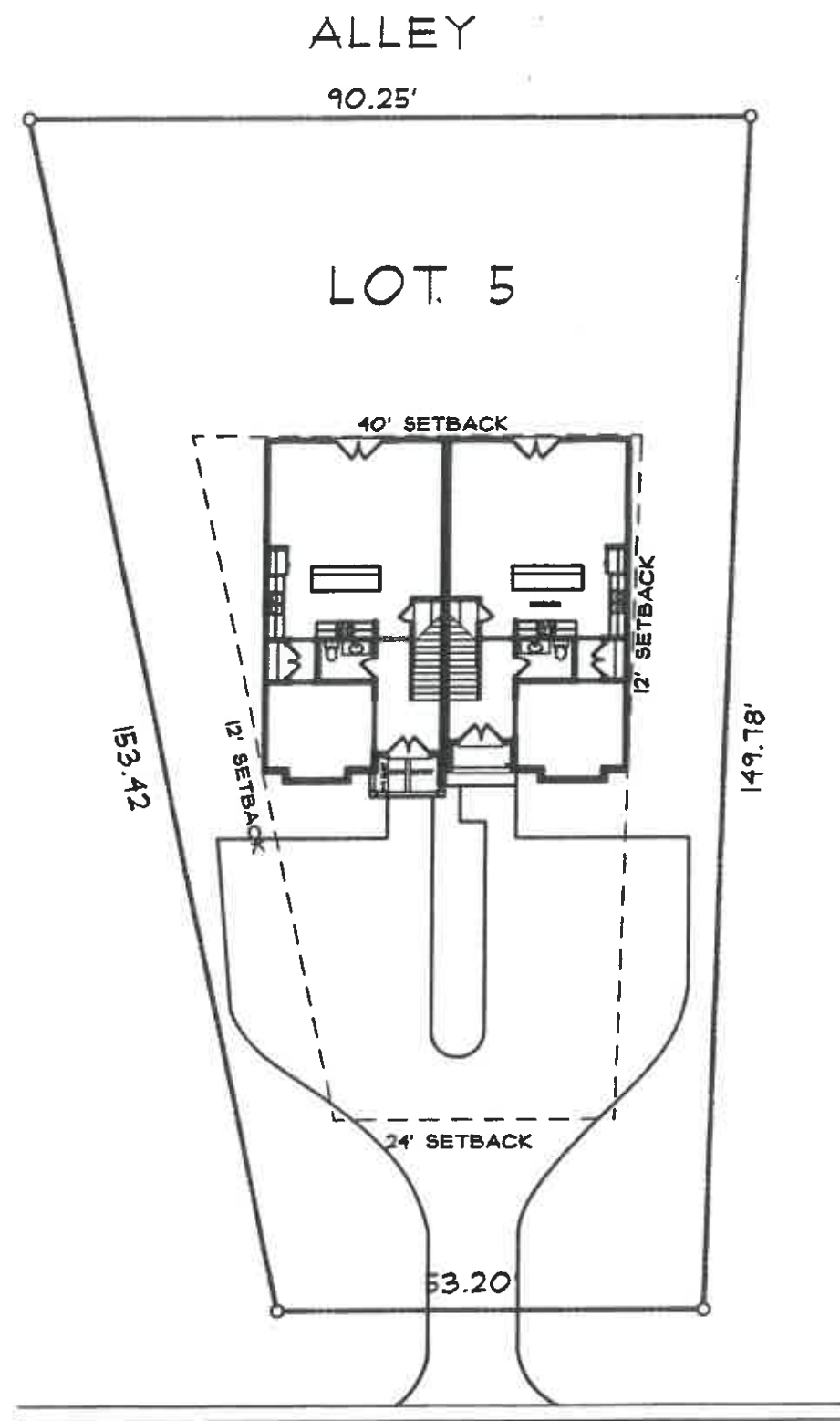
Purchaser:

Address: 3011 FIREFIGHTER LANE

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
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WEYGAND
SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.



FIREFIGHTER LANE

Proposed Site Plan

3011 Firefighter Lane

(Case # RZ 23-12-04)

Drawing Number
23-255

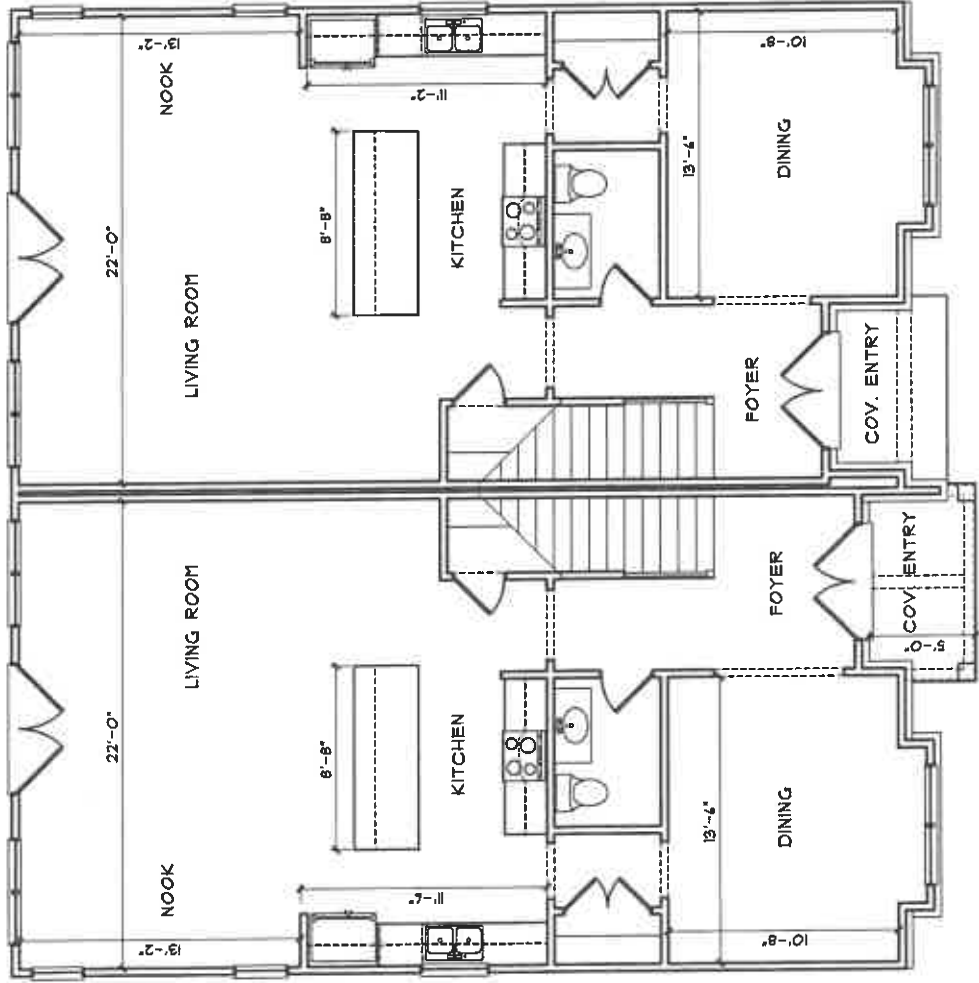
2057 Valleydale Road Suite 120, Birmingham, AL 35244 (205)995-0070
DISTINCTIVE DESIGNS
Paul Gilbert

Sheet Title
FRONT
ELEVATION
Scale
1/4" = 1'-0"
Drawn By
PAUL GILBERT

Drawing Number
1

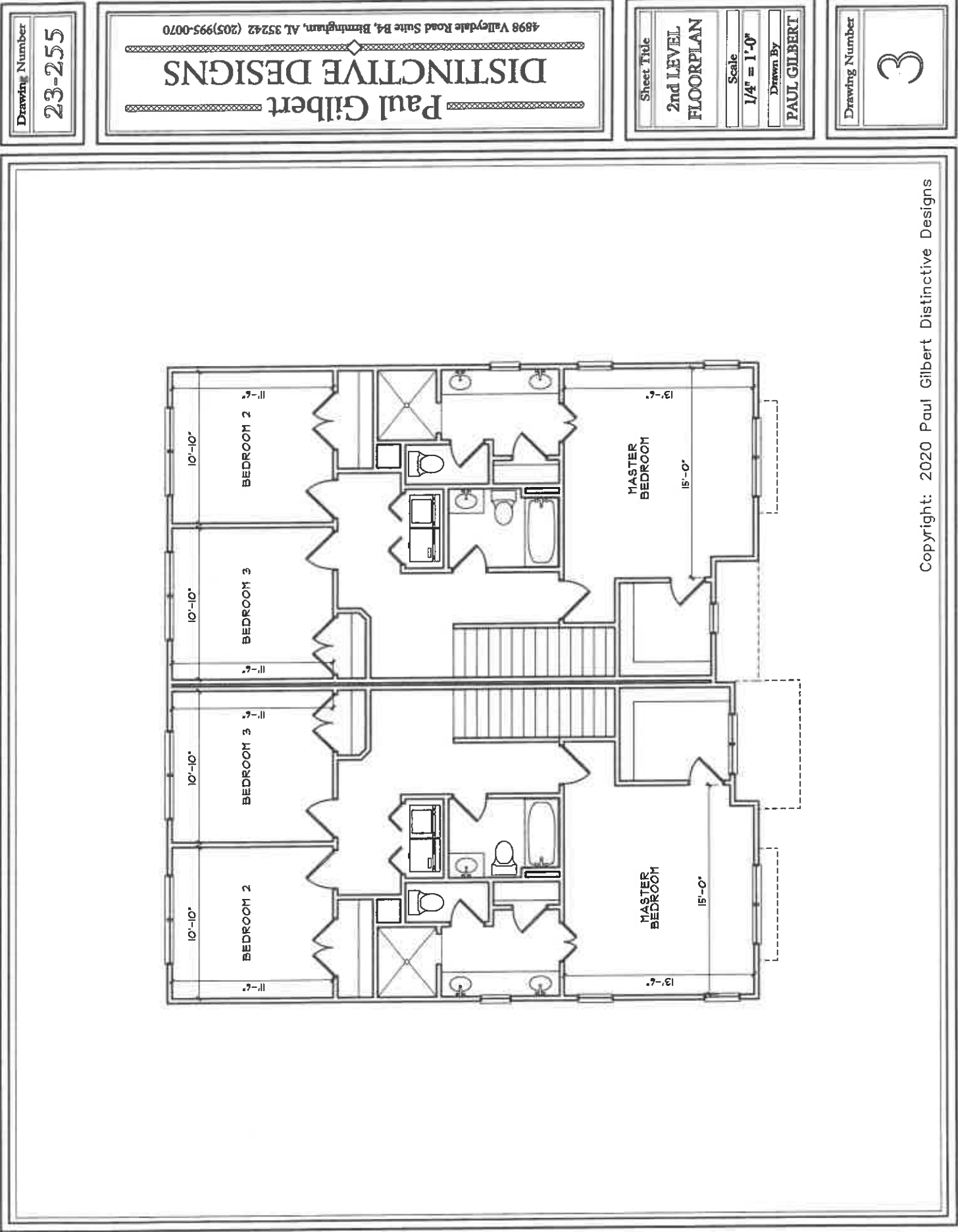


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for any additional residents to be constructed from these plans.



SQUARE FOOTAGE			
UNIT "A"		UNIT "B"	
MAIN LEVEL	938	MAIN LEVEL	925
2ND LEVEL	898	2ND LEVEL	886
TOTAL	1836	TOTAL	1811

UNIT "A" UNIT "B"



Drawing Number
23-255

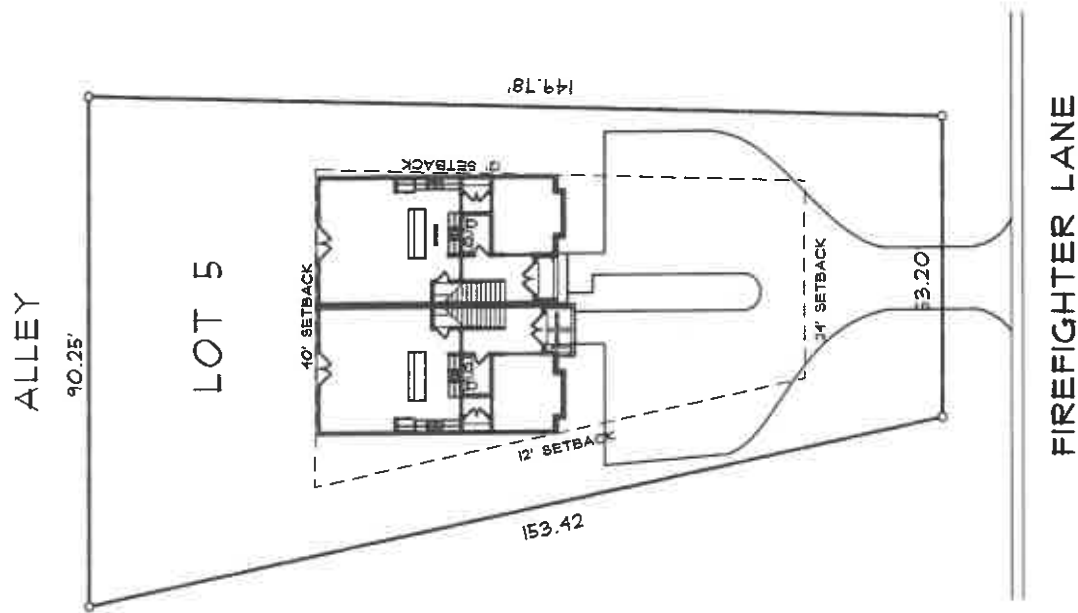
Paul Gilbert
DISTINCTIVE DESIGNS
4898 Valleydale Road Suite B4, Birmingham, AL 35242 (205)995-0070

Sheet Title
PLOT PLAN

Scale
3/16" = 1'-0"

Drawn By
PAUL GILBERT

Drawing Number
4



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, beginning at **6:00 P.M., on Thursday, December 14, 2023**. 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:

R. Shane Davis

for a proposed subdivision plat of land owned by:

Laura Brasseale

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

3011 Firefighter Lane

Parcel: 28-00-07-3-032-008.001

The proposal consists of a RE-ZONE

Purpose:

A request to rezone the subject property, comprising .25 acres, from R-5, Attached Dwelling Unit District to an R-7, Attached Dwelling Unit District zoning classification to permit the construction of a two-unit townhouse development containing a total of 3,647 sq. ft.

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 one protest shall be allowed for each separately assessed unit of property.

This notice is sent by U.S. mail on or before December 7, 2023, which is at least seven days before the fixed hearing date, to all property owners located within 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 23-12-04

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.

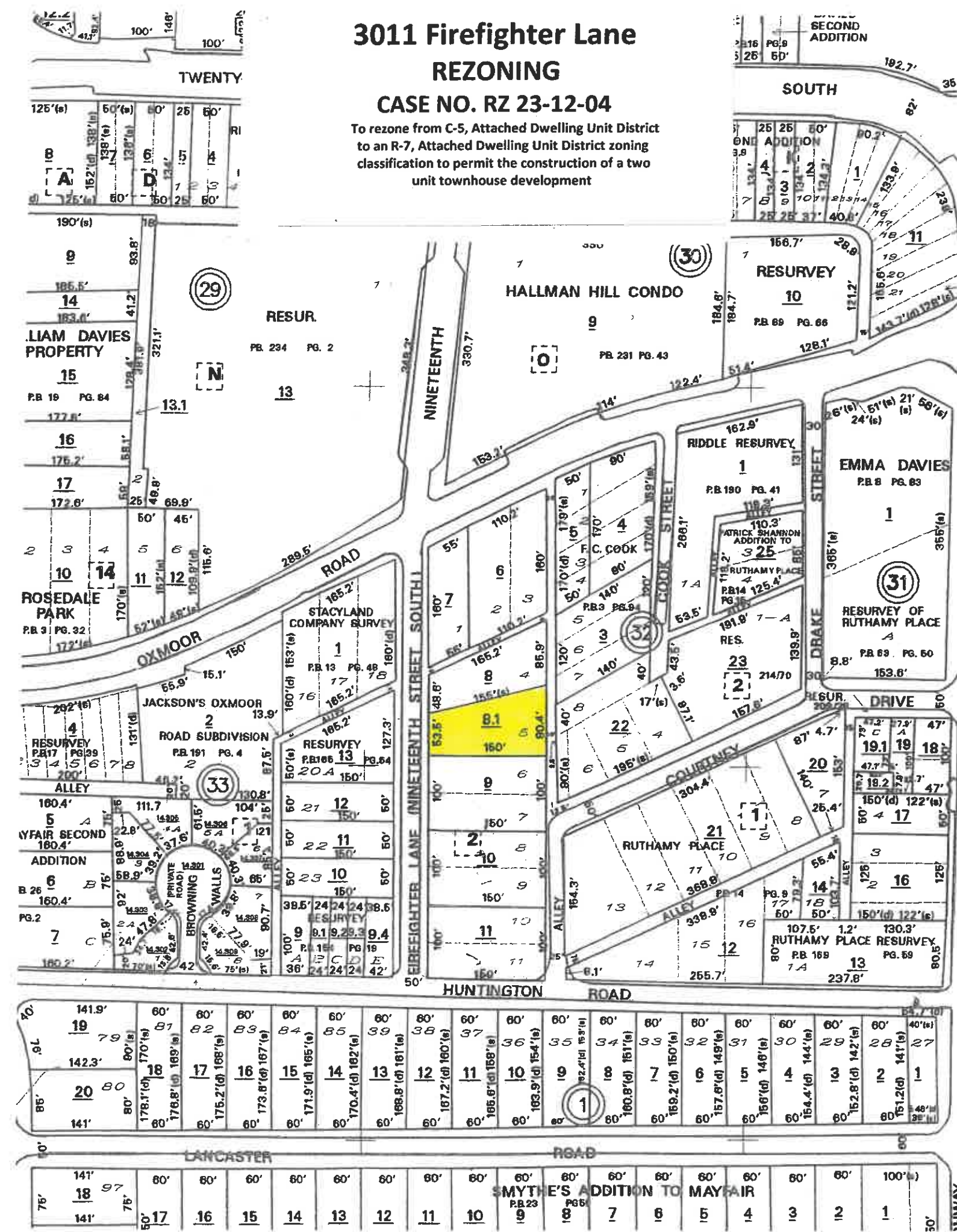
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Comments, in support or opposition to cases on the agenda, may be submitted to the Secretary to the Planning Commission at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to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

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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.

CASE NO. RZ 23-12-04

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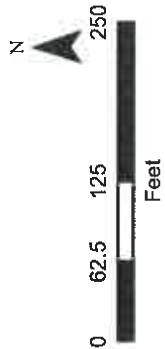
City of Homewood
PC Case Map

3011 Firefighter Ln

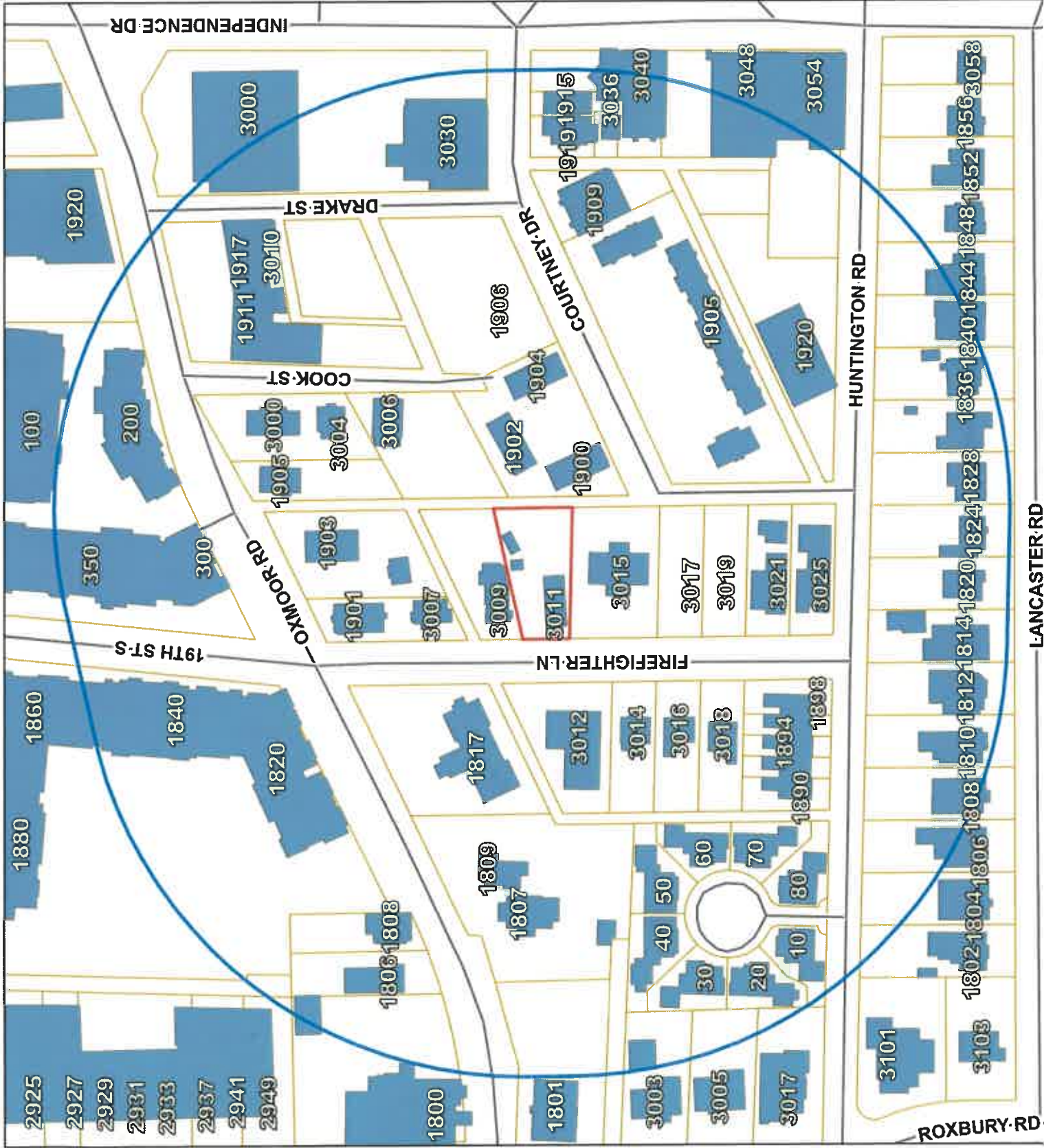
RZ 23-12-04

Vicinity Map

- Parcels
- Subject Property
- Building Footprints
- 500 Ft Radius



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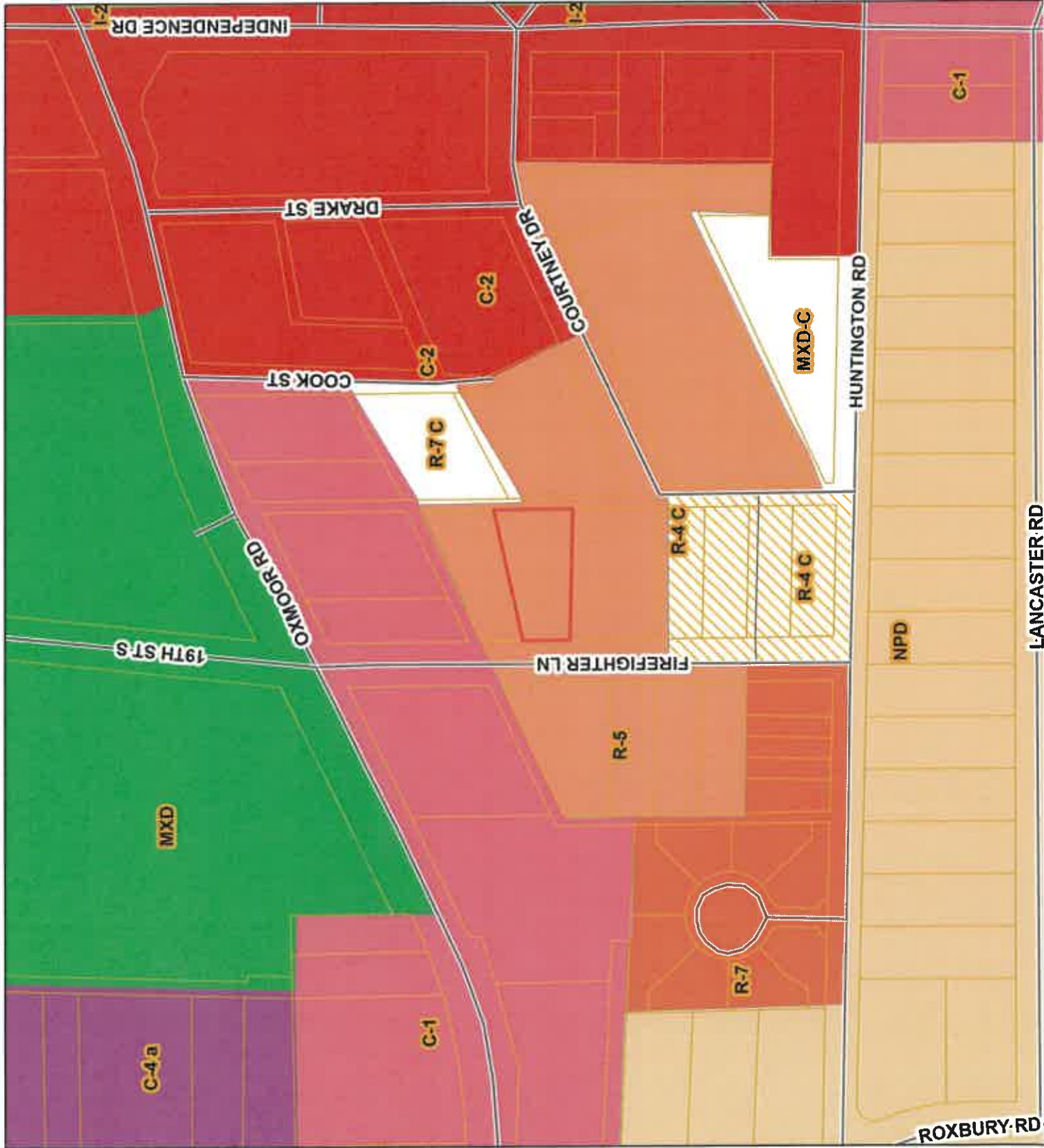
City of Homewood
PC Case Map

3011 Firefighter Ln

RZ 23-12-04

Current Zoning
Map

- Parcels
- Zoning
 - NPD
 - R-4 C
 - R-5
 - R-7
 - C-1
 - C-2
 - C-4 a
 - I-2
 - MXD
- Subject Property



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City of Homewood
PC Case Map

3011 Firefighter Ln

RZ 23-12-04

Master Plan
Land Use Map

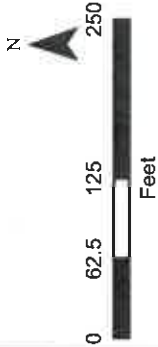
Parcels

Future Land Use

Mixed Use

Residential

Subject Property



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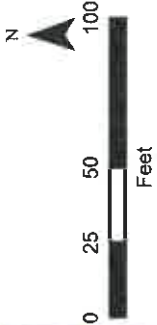
City of Homewood
PC Case Map

3011 Firefighter Ln

RZ 23-12-04

Current Zoning
Map

- Parcels
- Subject Property



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