

Agenda
Homewood Planning Commission
Tuesday, February 2, 2021, 6:00 P.M.
Online via Zoom

Instructions: This online Homewood Planning Commission meeting is being held in an effort to comply with social distancing requirements due to the COVID-19 Pandemic:

How to Join:

1st Option: Join on-line through your computer or app with this link: <https://zoom.us/j/81448292459>. 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 #: **814 4829 2459**

3rd Option: Dial in by phone: **253-215-8782**

For those items that allow public comment: If joining on-line, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

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

Jeffery Foster, Chair

Mark Woods, Vice Chair

Jennifer Andress

John Krontiras

Stuart Roberts

Brady Wilson

Chief Nick Hill

James Riddle

ORDER OF BUSINESS

I. Call to Order

II. Roll Call

III. Minutes Approval

IV. Communications/Reports from Chairman & Vice Chairman

V. Old Business

1) ***Carried over to March 2, 2021 meeting at the request of the applicant***

Case # RS-21-01-01, 508 Tamworth Lane; Parcel ID: 28-00-17-2-002-014.001

Applicants/Owners Thomas & Julie Cox; Request to resurvey 1 Parcel (1 Lot) into 2 parcels (2 Lots) to permit new residential construction.

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 BEZ Department at (205) 332-6800.

VI. New Business

- 1) **Case # RS 21-02-01, 214 Edgewood Boulevard; Parcel ID's: 29-00-13-2-026-010.000, 29-00-13-2-026-010.002, 29-00-13-2-026-010.003, 29-00-13-2-026-010.001, and 29-00-13-2-026-010.004**

Applicant: Clayton Mobley, Property Owners, Clayton and Rachel Mobley

Request for approval of a Resurvey combining 5 Parcels (5 Lots) into 1 Parcel (1 Lot) to facilitate new residential construction.

- 2) **Case # AD-21-02-02, 225 State Farm Parkway; Parcel ID: 29-00-26-2-000-016.000**

Applicant: Schoel Engineering Co., Inc.; Property Owners: CYBMN – Homewood, LLC;

Request for approval of an amendment to the Wildwood North Redevelopment Plan to permit the proposed construction of a 3,100 sq. ft. addition to an existing building to facilitate commercial development.

- 3) **Case # RS 21-02-03, 2713 18TH Street South; Parcel ID: 28-00-07-3-014-006.000**

Applicant(s): Michael A. Mouron; Owner(s): MAM Investments

Request for approval of a Resurvey of 1 Parcel (Lots 21 & 22) and the northern 4.97 ft. portion of an adjacent lot to the south (Lot 23) into a single lot to facilitate the development of a new restaurant.

- 4) **Case # RZ 21-02-04, 2713 18th Street South; Parcel ID: 28-00-07-3-014-006.000**

Applicant(s): Michael A. Mouron; Owner(s): MAM Investments

Request to rezone from MXD (Mixed Use District) to a C-4(a) (Retail Shopping District) zoning classification to facilitate the development of a new restaurant

- 5) **Case # AD 21-02-05, 2717 18th Street South; Parcel ID: 28-00-07-03-014-013.000**

Applicant(s): Michael A. Mouron; Owner(s): Homewood Hotel, LLC

Request for approval of an amendment to the Final Development Plan for the Valley Hotel to incorporate revised signage designs.

- 6) **Case # PP 21-02-06, 1591 Forest Ridge Road; Parcel ID: 29-00-27-4-001-008.055**

Applicant: Chris Williams/Carlisle Creek Construction, LLC; Owner: Legacy Builders Group, LLC;

Request for approval of a Preliminary Plat for the proposed development of a 7 lot subdivision.

VII. Presentations/Communications to the Board

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 BEZ Department at (205) 332-6800.

Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMWOOD PLANNING COMMISSION

Physical Address: 214 EDGEWOOD BOULEVARD, HOMEWOOD, AL 35209Date application filed: DEC. 9, 2020 Vacant lot(s)? N/ASubdivision location: ROSELAND DRIVE / EDGEWOOD BOULEVARDTax map Parcel I.D. Number(s): 29-00-13-2-026-010,000Acreage: 1.4 ACRES Number of proposed lots: 1Current Zoning: NPD Proposed land use: RESIDENTIAL

Activity requested by applicant: (please check as applicable)

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

Combine Property: XX Other: _____Applicant: CLAYTON MOBLEY Owner: CLAYTON MOBLEYPhone: (256) 310-0727 Phone: (256) 310-0727Address: 1008 IRVING ROAD Address: 1008 IRVING ROADBIRMINGHAM AL 35209 BIRMINGHAM AL 35209City Redacted by BEZ Staff State Redacted by BEZ Staff Zip Redacted by BEZ Staff

Signature of Applicant _____ Signature of Owner _____

Registered Land Surveyor: JOSEPH A. MILLER, III: AL PLS #17054Phone: 205-320-0114Address: 2500 SOUTHLAKE PARK, SUITE 100HOOVER AL 35244City Redacted by BEZ Staff State Redacted by BEZ Staff Zip Redacted by BEZ Staff**FOR CITY USE ONLY**Application received by: FRED GOODWIN on DEC. 9, 2020\$ 200.00 Application fee* received on DEC. 9, 2020 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

December 2, 2020

City of Homewood
Building, Engineering and Zoning Department
Attn: Wyatt Pugh, Sherri Williams, and Vicki Smith
2850 19th Street South
Homewood, AL 35209

RE: Mobley Residence, Pink House 214 Edgewood Blvd Homewood, AL
Project No. 20105

Dear Wyatt, Sherri, and Vicki,

Thank you for meeting with me and the Mobleys on Friday, Nov. 20th at City Hall. The Pink House was purchased by Rachel and Clayton Mobley—they would like to build a new structure on the property to live in, while preserving the Pink House and its gardens for use as a guest house.

We considered the current zoning and pursuing variances to accommodate the new construction. There seemed to be a path forward, given their hardship in maintaining the character of the Pink House and gardens so that it is not altered in a way that would diminish its historic importance or value to the owners and community; however, several variances would be needed.

During our meeting, another method suggested seems the best way forward: **for the property to become a Community Garden per the zoning code** Section I. The owners have consulted with their advisors and intend to pursue this path. This classification is very much in keeping with the intentions of the owners to allow the historic value of the property to be preserved.

The proposed plans that will require a building permit will include:

- a new structure 10' from the property line to comply with item 3.b.1
- new water garden (swimming pool) at the side of the Pink House
- modifications/preservation of Pink House if the work is such that it requires a building permit

Given that the Mobleys will incur a number of expenses in pursuit of this plan and developing a proposal for a Community Garden, I would like to obtain your contingent approval of this plan of action before the Mobleys coordinate with their advisors to prepare the necessary items for submission. Please let me know if you are aware of anything that may prevent the approval of this.

The project would comply with the requirements of the zoning section, no variances would be needed. The property would be resurveyed to combine the 5 lots into one lot.

We appreciate very much the time and expertise you bring to helping the owners, Clayton and Rachel, develop the property in the way they think best suits their needs.

Sincerely,



Lissy Frese, AIA, LEED AP
Vice President
CCR ARCHITECTURE & INTERIORS
2920 FIRST AVENUE SOUTH
BIRMINGHAM, ALABAMA 35233

Office 205 324 8864
Email Lissy@CCRArchitecture.com
www.ccrarchitecture.com

cc: Mobley

CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209

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

Patrick McClusky, Mayor

Wyatt Pugh, Director

Planning Commission PUBLIC HEARING NOTICE

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

You are hereby notified of an online public hearing by the Homewood Planning Commission to be held at **6:00 P.M., on Tuesday, February 2, 2021. (SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

Clayton Mobley

for a proposed subdivision plat of land owned by:

Clayton & Rachel Mobley

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

214 Edgewood Boulevard

Parcels: 29-00-13-2-026-010.000, 29-00-13-2-026-010.001, 29-00-13-2-026-010.002, 29-00-13-2-010.003, and 29-00-13-2-026-010.004

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey combining 5 parcels (5 lots) into 1 parcel (1 lot) to facilitate new residential construction

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 certified U.S. mail on January 25, 2021, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property, as their names and addresses appear in the Jefferson County Tax Assessor office.



Vicki Smith, AICP

Zoning Supervisor

PC CASE# RS 21-02-01

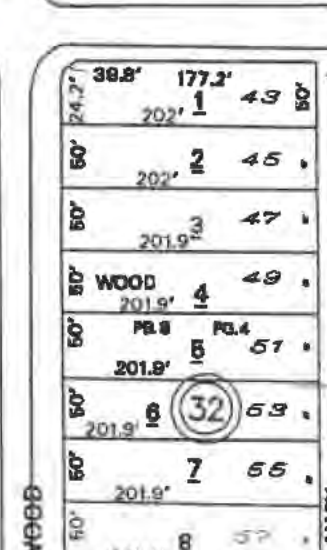
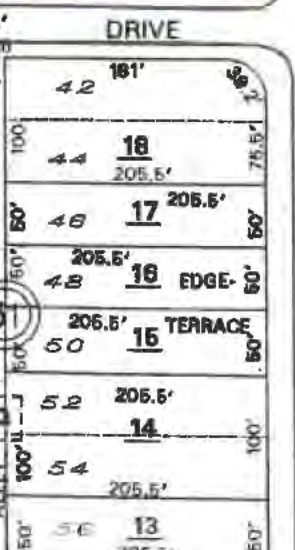
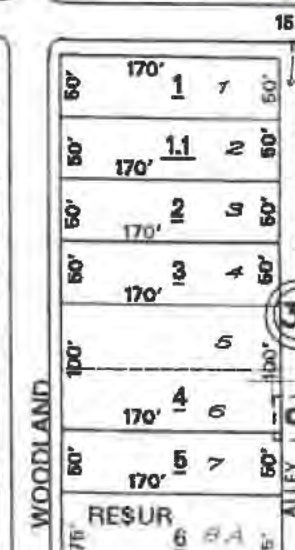
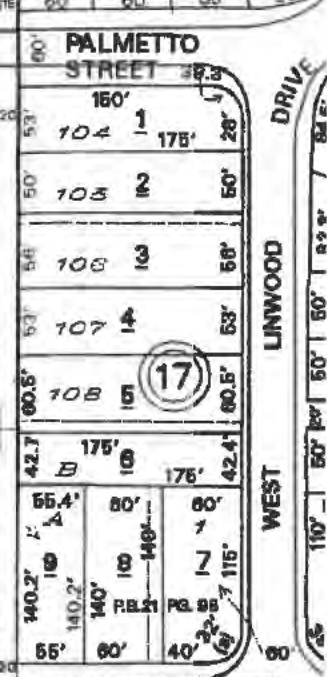
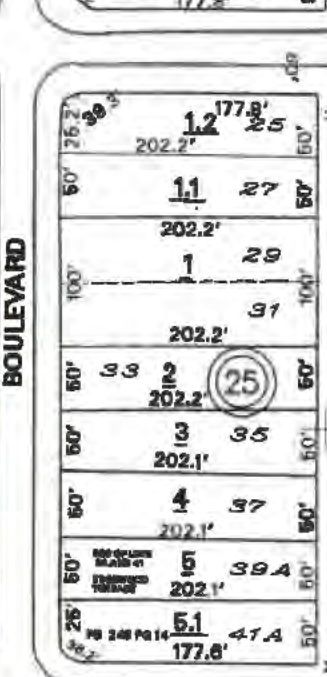
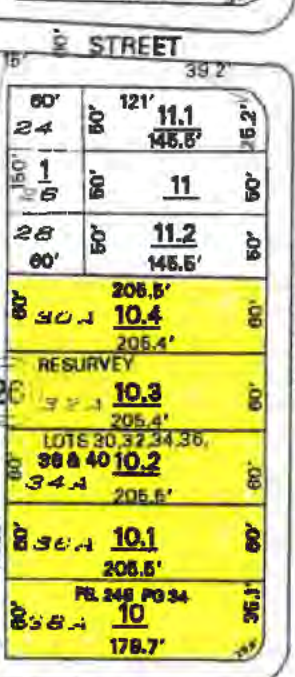
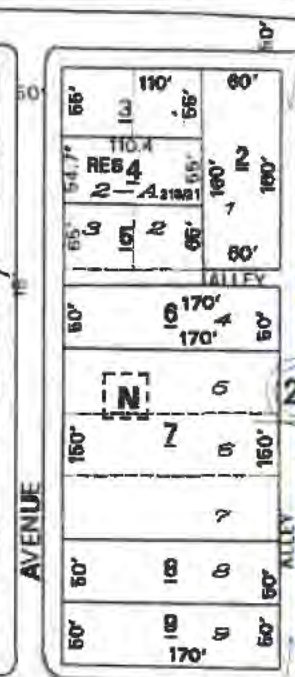
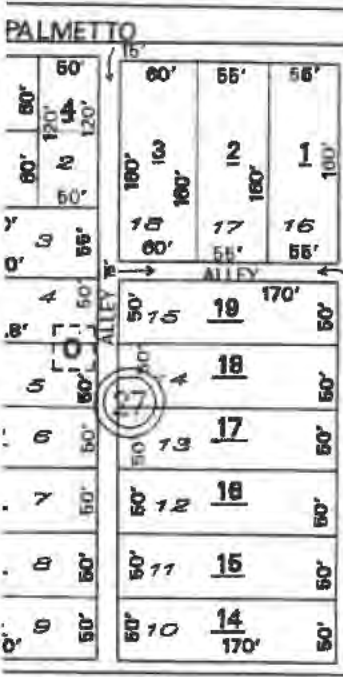
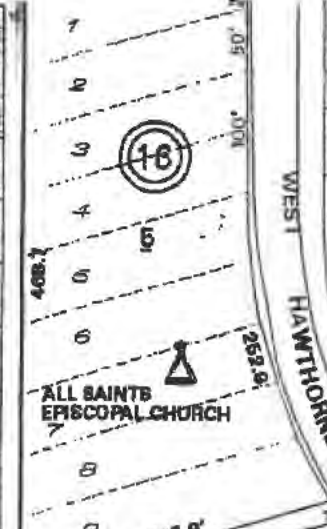
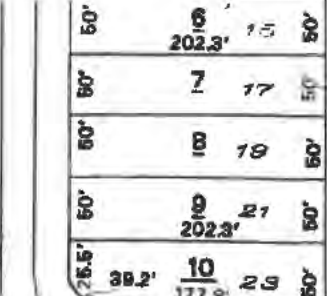
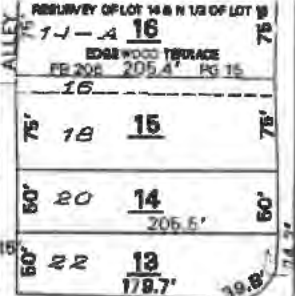
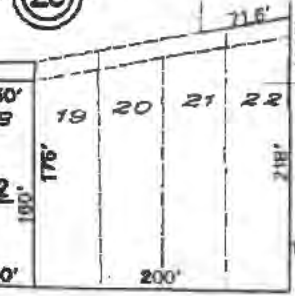
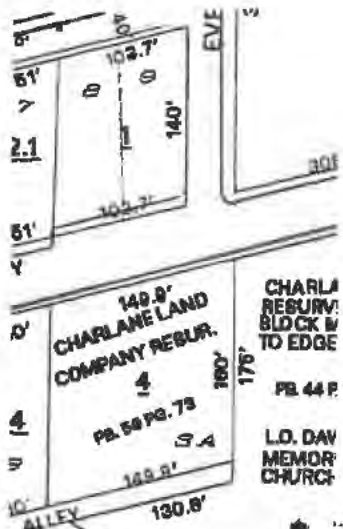
214 Edgewood Boulevard

Parcels #: 29-00-13-2-026-010.000 - 004

CASE # RS 21-02-01

Adjacent Properties:

205 Edgewood Blvd	#29-00-13-2-025-001.000
206 Edgewood Blvd	#29-00-13-2-025-011.002
207 Edgewood Blvd	#29-00-13-2-025-002.000
209 Edgewood Blvd	#29-00-13-2-025-003.000
213 Edgewood Blvd	#29-00-13-2-025-004.000
217 Edgewood Blvd	#29-00-13-2-025-005.000
300 Edgewood Blvd	#29-00-13-2-031-018.000
205 Woodland Drive	#29-00-13-2-026-005.000
207 Woodland Drive	#29-00-13-2-026-006.000
211 Woodland Drive	#29-00-13-2-026-007.000
213 Woodland Drive	#29-00-13-2-026-008.000
1200 Roseland Drive	#29-00-13-2-026-009.001
1107 Palmetto Street	#29-00-13-2-026-001.000



City of Homewood

214 Edgewood Blvd

RS 21-02-01

Aerial Photo

Subject Property

Parcel



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.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-8828

214 Edgewood Blvd – Bird's Eye View



10. Development Address(s): 225 State Farm Parkway

11. Tax map parcel number(s): 29-0026-2-000-016.000

12. Acreage: 1.49 13. Zoning: 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

Redacted by BEZ Staff

Signature of applicant: _____

Signature of authorized agent or attorney: _____

Redacted by BEZ Staff

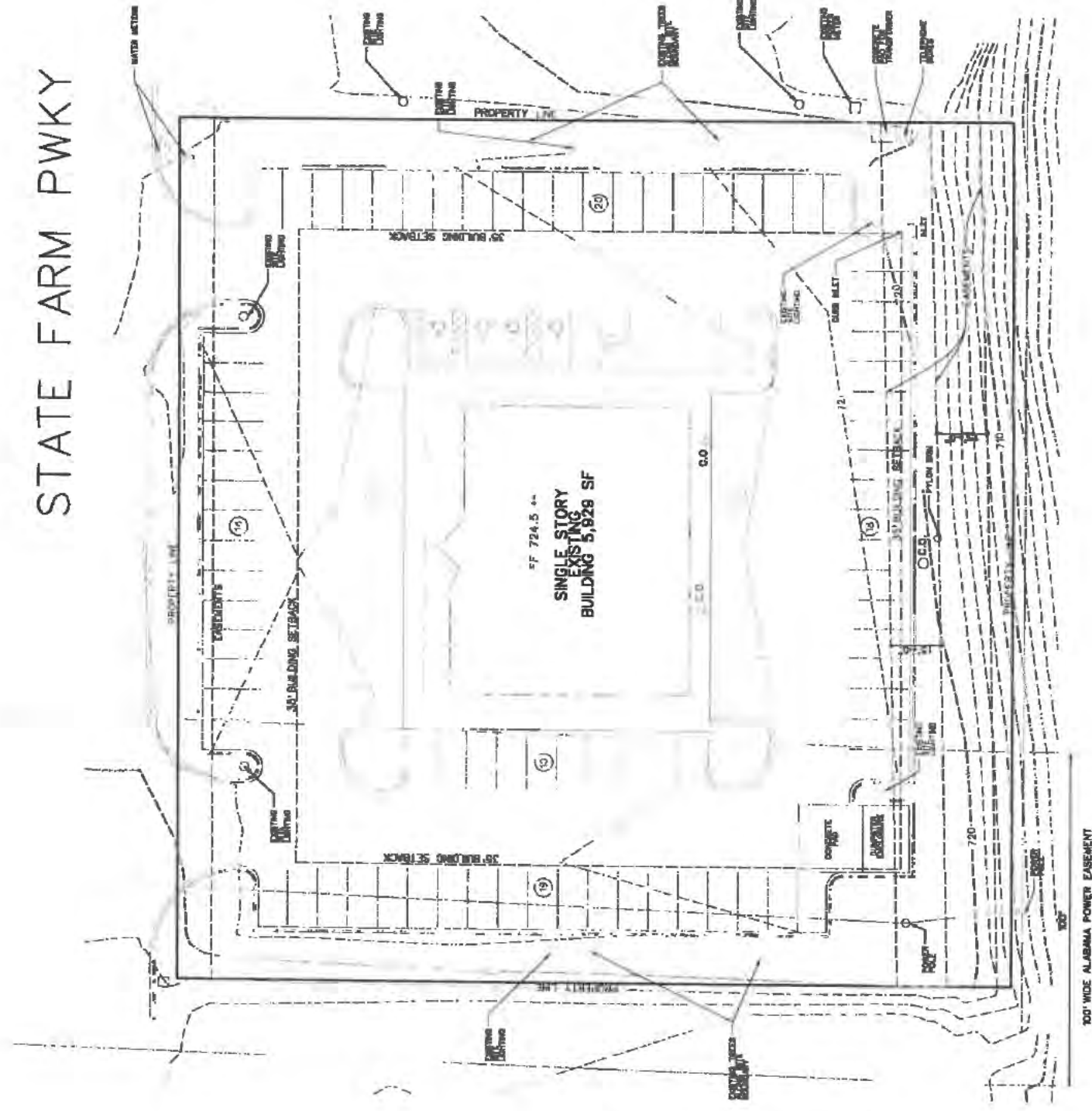
Signature of authorization by owner: _____

For City Use Only:

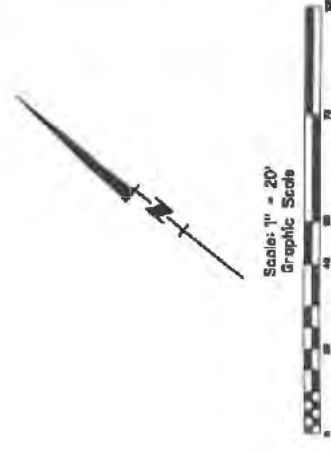
\$ 100.00 application fee received on DEC. 9, 2020 by receipt # _____

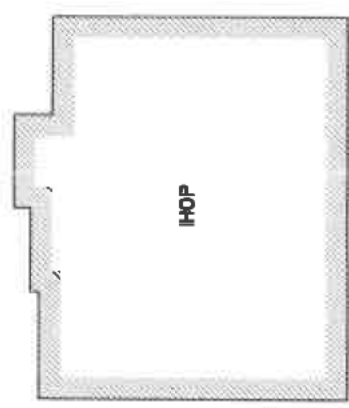
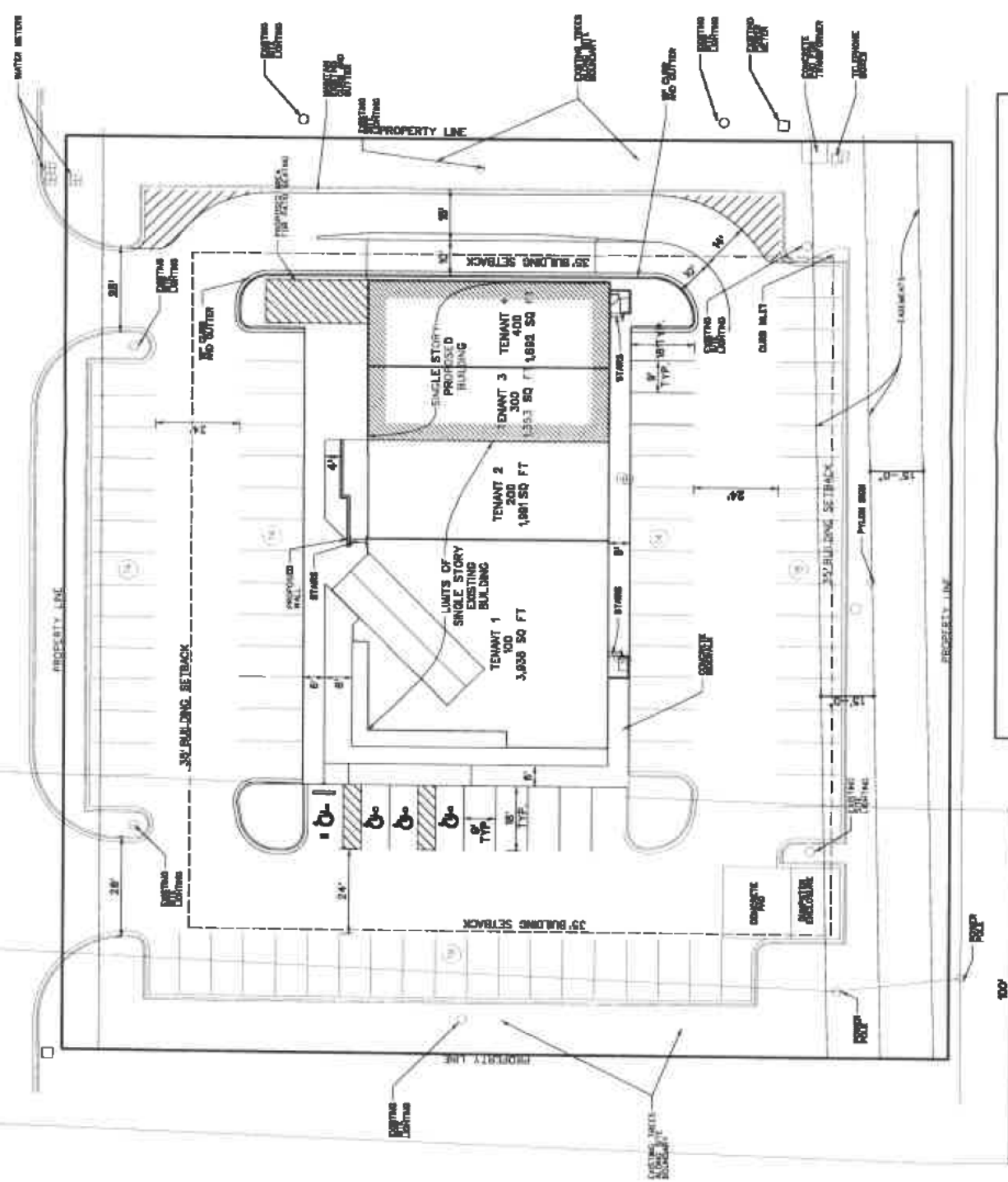
Scheduled hearing date: FEBRUARY 2, 2021

Application received by: FRED GOODWIN on DEC. 9, 2020



PARKING LEGEND:
EXISTING BUILDING SQUARE FOOTAGE 5,929 SF
PARKING SPACES EXISTING - 110 SPACES





PARTNO INFORMATION:

USED COMMERCIAL AND FOOD SERVICE
PARTNO REQUIRED - 4 SPACES/FOOD
15 SPACES /NOO SF FOOD SERVICE

TOTAL MILLING SQUARE FOOTAGE
EXISTING 8,829 SF, EXPANSION 3,100 SF
TOTAL 9,929 SF

6,261 SF COMMERCIAL, 3,663 FOOD SERVICE
SPACES REQUIRED = 22 + 56 = 78 SPACES

SPACES PROVIDED = 78

ADA SPACES = 4 (EN NUMBERS ABOVE)

NOTES:

1) NO FIELD IMPROVEMENTS ARE REQUIRED.

2) ALL IMRANGE SHALL COMPLY WITH THE HOMEWOOD SIGN ORDINANCE. ANY VARIANCE FROM THE ORDINANCE WILL REQUIRE CITY COUNCIL APPROVAL.

3) ANY FUTURE LIGHT POLES WILL NOT EXCEED THE HEIGHT ALLOWED BY HOMEWOOD ORDINANCES.

4) ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE WILLOWOOD PLD REQUIREMENTS.

5) WORK SCHEDULED AFTER MIDPAUL MUST BE COORDINATED WITH THE CITY OF HOMEWOOD PRIOR TO COMMENCEMENT.

6.) LANDSCAPING WILL BE PROVIDED PER CITY OF HOMEWOOD REQUIREMENTS.

LANDSCAPE NOTES:

EXISTING TREES AT SITE BOUNDARIES TO REMAIN

LIMITS OF DEVELOPMENT TO REMAIN AS CURRENTLY EXISTS

EXISTING LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED

GRADING NOTES:

EXISTING SITE GRADERS TO BE LARGELY MAINTAINED

CURRENT DRAINAGE PATTERNS AND FLOW QUANTITIES TO BE UNCHANGED

UTILITY NOTES:

THE SITE IS CURRENTLY PROVIDED WITH UTILITIES.

THE GOAL IS TO MAINTAIN ALL EXISTING SERVICES.

START CONSTRUCTION FEBRUARY, 2021

NOTED:
A FIRE PLAN HAS BEEN SUBMITTED AND APPROVED BY THE HOMEWOOD FIRE DEPARTMENT.

FIRE MARSHALL _____, 2020

CERTIFIED BY THE ZONING ADMINISTRATOR AS CONTAINING THE REQUIRED INFORMATION
_____, 2020

FINAL DEVELOPMENT PLAN APPROVED BY THE HOMEWOOD PLANNING COMMISSION ON
_____, 2020

Chairman _____ Secretary _____

Scale: 1" = 20'
Graphic Scale

CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Wyatt Pugh, Director

Planning Commission
PUBLIC HEARING NOTICE

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

You are hereby notified of an online public hearing by the Homewood Planning Commission to be held at **6:00 P.M., on Tuesday, February 2, 2021. (SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

Schoel Engineering Company, Inc.

for a proposed subdivision plat of land owned by:

CYBMN – Homewood, LLC

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

225 State Farm Parkway

Parcels: 29-00-26-2-000-016.000


The proposal consists of an Amended Development Plan

Purpose:

Request for approval of an amendment to the Wildwood North Redevelopment Plan to permit the proposed construction of a 3,100 sq. ft. addition to an existing retail building to facilitate commercial 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 certified U.S. mail on January 25, 2021, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property, as their names and addresses appear in the Jefferson County Tax Assessor office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-02-02

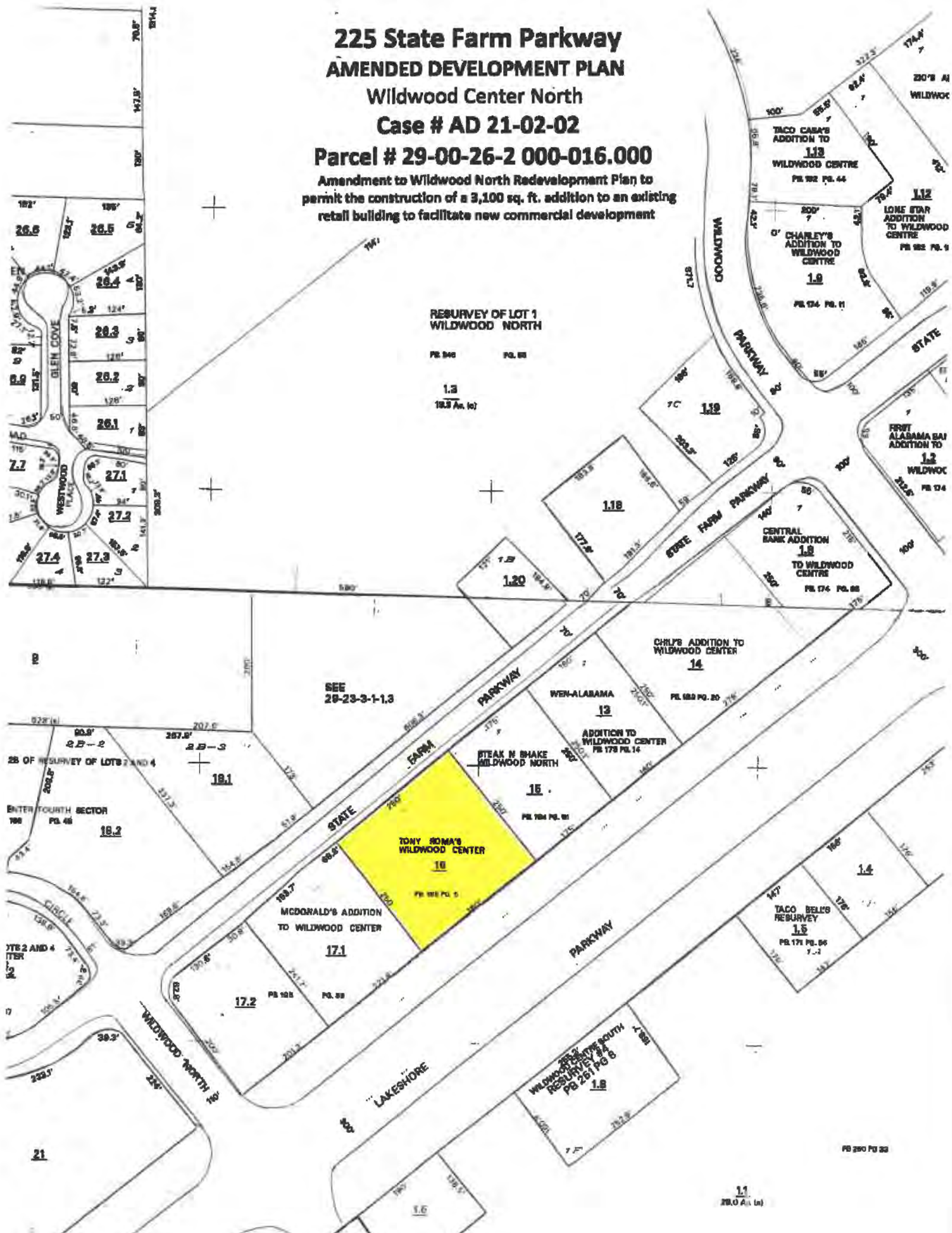
225 State Farm Parkway AMENDED DEVELOPMENT PLAN

Wildwood Center North

Case # AD 21-02-02

Parcel # 29-00-26-2 000-016.000

Amendment to Wildwood North Redevelopment Plan to
permit the construction of a 3,100 sq. ft. addition to an existing
retail building to facilitate new commercial development



RESURVEY OF LOT 1
WILLOWOOD NORTH

PL 140 PG. 10

1.3
18.3 Ac. (a)

SEE
29-23-3-1-1.3

STATE
FARM
PARKWAY

CHILP'S ADDITION TO
WILLOWOOD CENTER
1.4

WEN-ALABAMA
1.3

ADDITION TO
WILLOWOOD CENTER
PL 178 PG. 14

STEAK N SHAKE
WILLOWOOD NORTH
1.5

PL 184 PG. 11

TONY ROMA'S
WILLOWOOD CENTER
1.6

PL 188 PG. 5

MCDONALD'S ADDITION
TO WILLOWOOD CENTER
1.7.1

PL 125 PG. 39

1.4

TACO BELL'S
RESURVEY
1.5

PL 171 PG. 56

WILLOWOOD CENTER SOUTH
RESURVEY
PL 261 PG. 8

1.1
28.0 Ac. (a)

PL 280 PG. 33

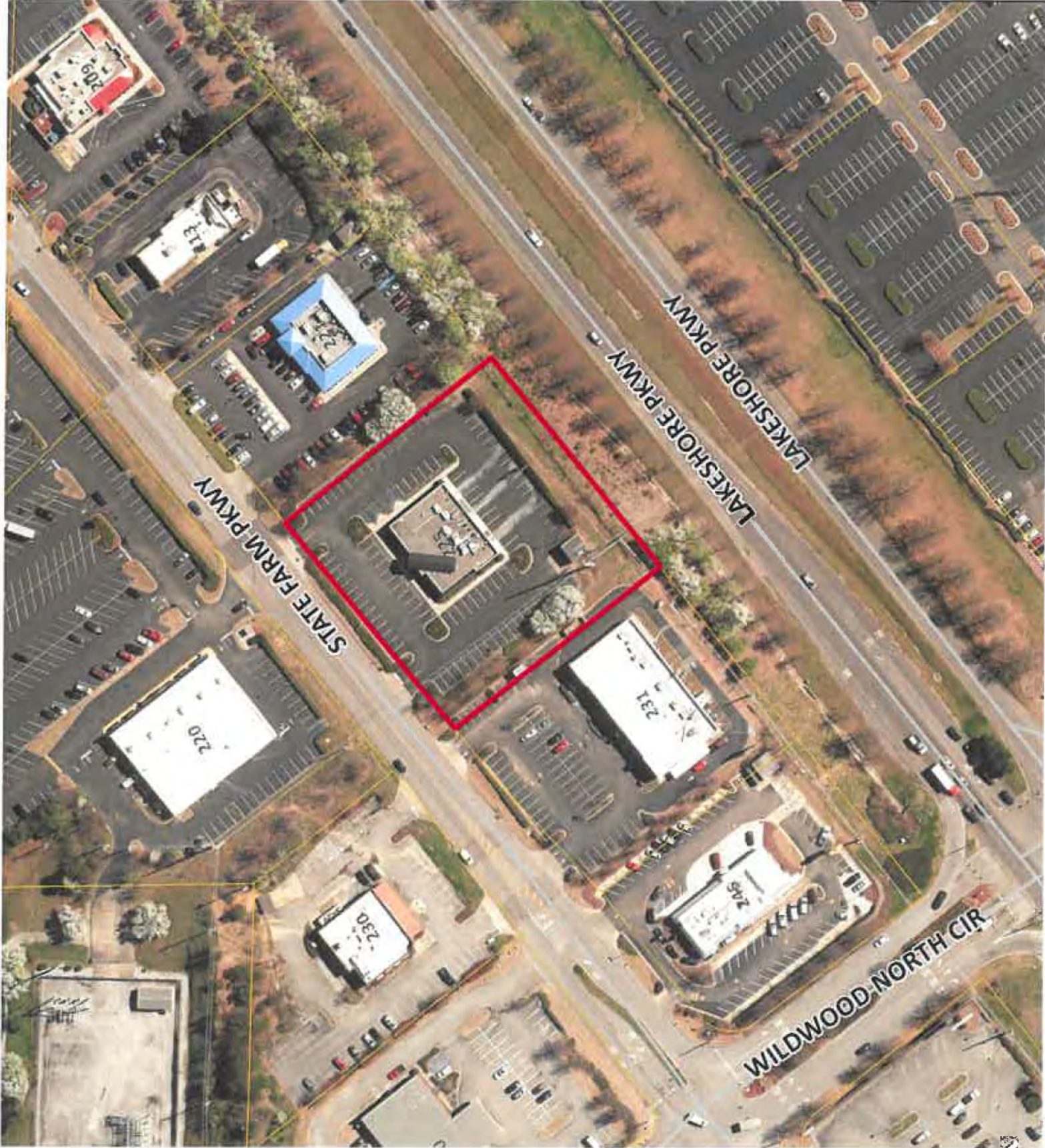
City of Homewood
225 State Farm Pkwy
AD 21-02-02
Aerial Photo

- Subject Property
- 500 ft Buffer
- Parcel

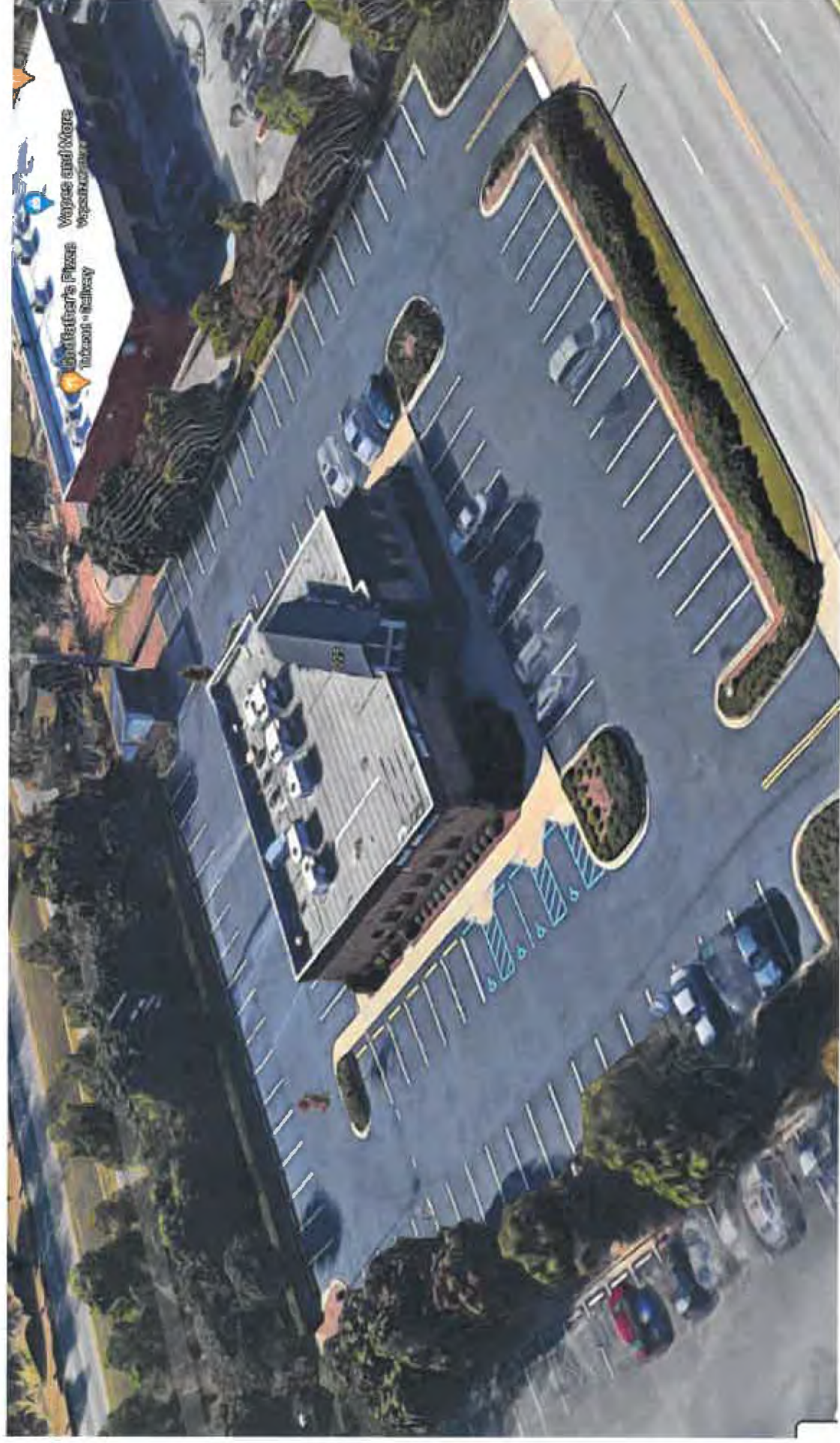


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ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828



225 State Farm Pkwy – Bird's Eye View Looking South



Form IX.
APPLICATION FOR RESURVEY APPROVAL
HOMEWOOD PLANNING COMMISSION

Physical Address: 2713 18th ST SOUTH
 Date application filed: 12/15/2020 Vacant lot(s)? NO
 Subdivision location: _____
 Tax map Parcel I.D. Number(s): 28-00-07-3-014-006
 Acreage: 0.24 AC Number of proposed lots: 1
 Current Zoning: MXD(-C4a) Proposed land use: COMMERCIAL
 Activity requested by applicant: (please check as applicable)
 Divide Property: _____ Move lot line(s): _____
 Combine Property: ☒ Other: _____
 Applicant: MIKE MOURON Owner: MAM INVESTMENTS
 Phone: Redacted by BEZ Staff Phone: 205-936-6423
 Address: 402 OFFICE PARK DR, STE 150 Address: 402 OFFICE PARK DR, STE 150
BIRMINGHAM AL 35223 BIRMINGHAM AL 35223
 City State Zip City State Zip
Redacted by BEZ Staff Redacted by BEZ Staff
 Signature of Applicant _____ Sign _____
 Registered Land Surveyor: GARY PITZING (SAIN ASSOCIATES)
 Phone: 205-940-6420
 Address: SUITE 500E, 2 PERIMETER PK SOUTH
BHAM AL 35243
 City State Zip

FOR CITY USE ONLY

Application received by: _____ on _____
 \$ _____ 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



GRAPHIC SCALE

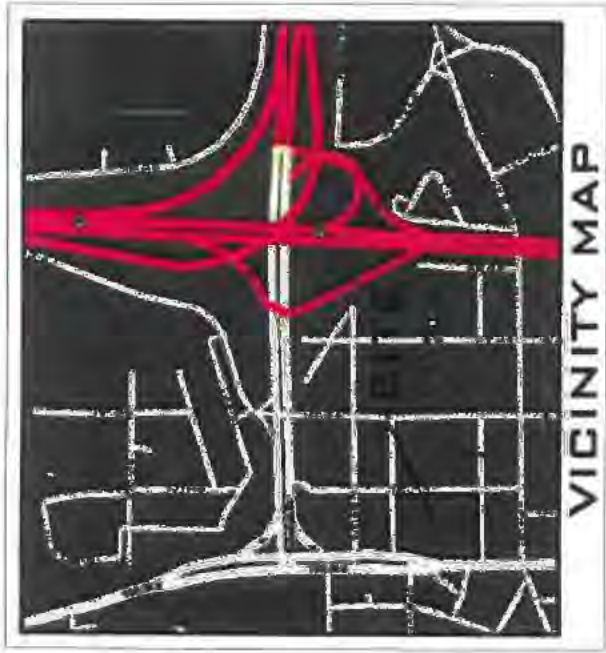


CONTACT INFORMATION:

Gay P. Pugh, PLS
Alabama Real Estate License #10002
Phone: (205) 952-0000
Email: gppugh@earthlink.net
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Dennis H. Hinkle, P.E., M.E., LEED AP
Professional Engineer License #10002
Phone: (205) 952-0000
Email: dhinkle@earthlink.net
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

All easements shown on this map are for public utilities, private television cable systems, sanitary sewers, storm sewers, storm drains, and may be used for such purposes to serve properly both within and without this subdivision.



VICINITY MAP

18TH STREET SOUTH
(PUBLIC RIGHT OF WAY VARIES)

LISBERG CORP
LOT 5, BLOCK 14
ROSEDALE PARK
MAP BOOK 3, PAGE 21
PID# 28-00-07-3-014-005

N 88°54'16" E 94.74'

LOT 21
BLOCK 7

LOT 22
BLOCK 7

LOT 1
10.470 S.F.
0.24 Acres +/-

PID# 28-00-07-3-014 006
ADDRESS:
2713 18th STREET SOUTH
HOMEWOOD, ALABAMA 35209

N 88°51'11" E 104.68'

SANITARY SEWER EASEMENT
INS#2019008976

HOMEWOOD PLACE, LLC
LOT 1 BLOCK 7
VALLEY HOTEL SUBDIVISION
MAP BOOK 251, PAGE 12

APPROVED IRON
FOUND
(PLS#CAS60)

LOT 12A
BLOCK 7
LIM BIRMINGHAM LLC
LIM BIRMINGHAM LI RESURVEY
MAP BOOK, 233, PAGE 31
PID# 28 00 07 3-014 013

104.96'

REBAR &
CAP FOUND

S 01°22'07" E 104.96'

DAVID H & KATHRYN W
SENSEMAN
LOT 16, BLOCK 14
ROSEDALE PARK
MAP BOOK 3, PAGE 21
PID# 28-00-07 3-014-012

S 01°22'07" E 4.97'

APPROVED IRON
FOUND

HOMEWOOD PLACE LLC
LOT 14, BLOCK 14
ROSEDALE PARK
MAP BOOK 3, PAGE 21

Surveyors Certification
Certified that this plot is an accurate survey of the subdivision and that all monuments have been erected as represented and that all parts of this map have been completed in accordance with the requirements of the standards for the practice of land surveying in the State of Alabama.



Gay P. Pugh, PLS
PLS#10002

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a surveyor public in and for said County in said State, hereby certify that the foregoing is a true and correct copy of the original plat of the subdivision, and that I have personally examined the same and find it to be a true and correct copy of the original plat, and that I have caused the same to be recorded in the public records of said County, and that I will maintain such record and the address as accepted by the City Council.

Given under my hand this the ___ day of ___, 2020.

Notary Public
My Commission Expires: ___

Owners Certification

I, the undersigned, a surveyor public in and for said County in said State, hereby certify that the foregoing is a true and correct copy of the original plat of the subdivision, and that I have personally examined the same and find it to be a true and correct copy of the original plat, and that I have caused the same to be recorded in the public records of said County, and that I will maintain such record and the address as accepted by the City Council.

Given under my hand this the ___ day of ___, 2020.

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My Commission Expires: ___

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My Commission Expires: ___

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My Commission Expires: ___

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Given under my hand this the ___ day of ___, 2020.

Final plat approved by resolution of the Homestead Planning Commission on

___, 20___

APPROVED FOR RECORDING.

Secretary

Zoning Administrator

___, 20___

EDGAR'S BAKERY PLAT

LOT 1
Being all of Lots 21 & 22
of Block 7 of
Rose Dale Park
as recorded in
Map Book 3, Page 49

and the Northern 4.97 feet of Lot 23
of Homewood Place LLC
all located
in the
Northeast 1/4 of the
Southwest 1/4 of
Section 7
Township 18 South,
Range 2 West
Jefferson County, Alabama

Prepared for
MAM Investments, LLC

Prepared by
Sain Associates, Inc.

Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Date: December 16, 2020.

LEGAL DESCRIPTION

2713 18th Street South – Case No. RS 21-02-03 & Case No. RZ 21-02-04

Parcel VI:

That part of Lots 21, 22 and the North 5 feet of Lot 23 lying East of the Easterly right of way line of the Montgomery Highway, all in Block 7, according to the Map and Survey of Rosedale Park as recorded in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 3, Page 49, being more particularly described as follows:

From the Southeast corner of Lot 8, Block 7, according to the Map and Survey of Rosedale Park as recorded in Map Book 3, Page 49 in the Office of the Judge of Probate, Jefferson County, Alabama, run West along the South line of said Lot 8 for a distance of 150 feet to the southwest corner of said Lot 8; thence turn an angle to the right of 89°44' and run North along the west line of said Lot 8 for a distance of 50 feet to the Northwest corner of said Lot 8, said point also being the Southeast corner of Lot 24 in said Block 7; thence turn an angle to the left of 89°44' and run West along the south line of said Lot 24 for 114.40 feet to a point on the easterly right of way line of the Montgomery Highway; thence turn an angle to the right of 95°33'30" and run in a northerly direction along said right of way line for a distance of 95.45 feet to the point of beginning; thence turn an angle to the right of 84°26'30" and run in an easterly direction for a distance of 104.72 feet to a point on the east line of Lot 23 in said Block 7; thence turn an angle to the left of 90°16' and run in a northerly direction along the easterly line of Lots 23, 22, and 21, in said Block 7 for a distance of 105.0 feet; thence turn an angle to the left of 89°44' and run in a westerly direction along the north line of said Lot 21 for a distance of 94.01 feet to a point on the easterly right of way line of the Montgomery Highway; thence turn an angle to the left of 84°26'30" and run in a Southerly direction along said easterly right of way line of the Montgomery Highway for a distance of 105.50 feet, more or less, to the point of beginning, less and except any portion lying within a road right of way.

CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Wyatt Pugh, Director

**Planning Commission
PUBLIC HEARING NOTICE**

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

You are hereby notified of an online public hearing by the Homewood Planning Commission to be held at 6:00 P.M., on Tuesday, February 2, 2021. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

Michael A. Mouron

for a proposed subdivision plat of land owned by:

MAM Investments, LLC

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

2713 18th Street South

Parcel: 28-00-07-3-014-006.000

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey of 1 parcel (lots 21 & 22) and the northern 4.97 ft. portion of an adjacent lot to the south (lot 23) into a single lot to facilitate the development of a new restaurant.

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 certified U.S. mail on January 25, 2021, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property, as their names and addresses appear in the Jefferson County Tax Assessor office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RS 21-02-03

2713 18th Street South

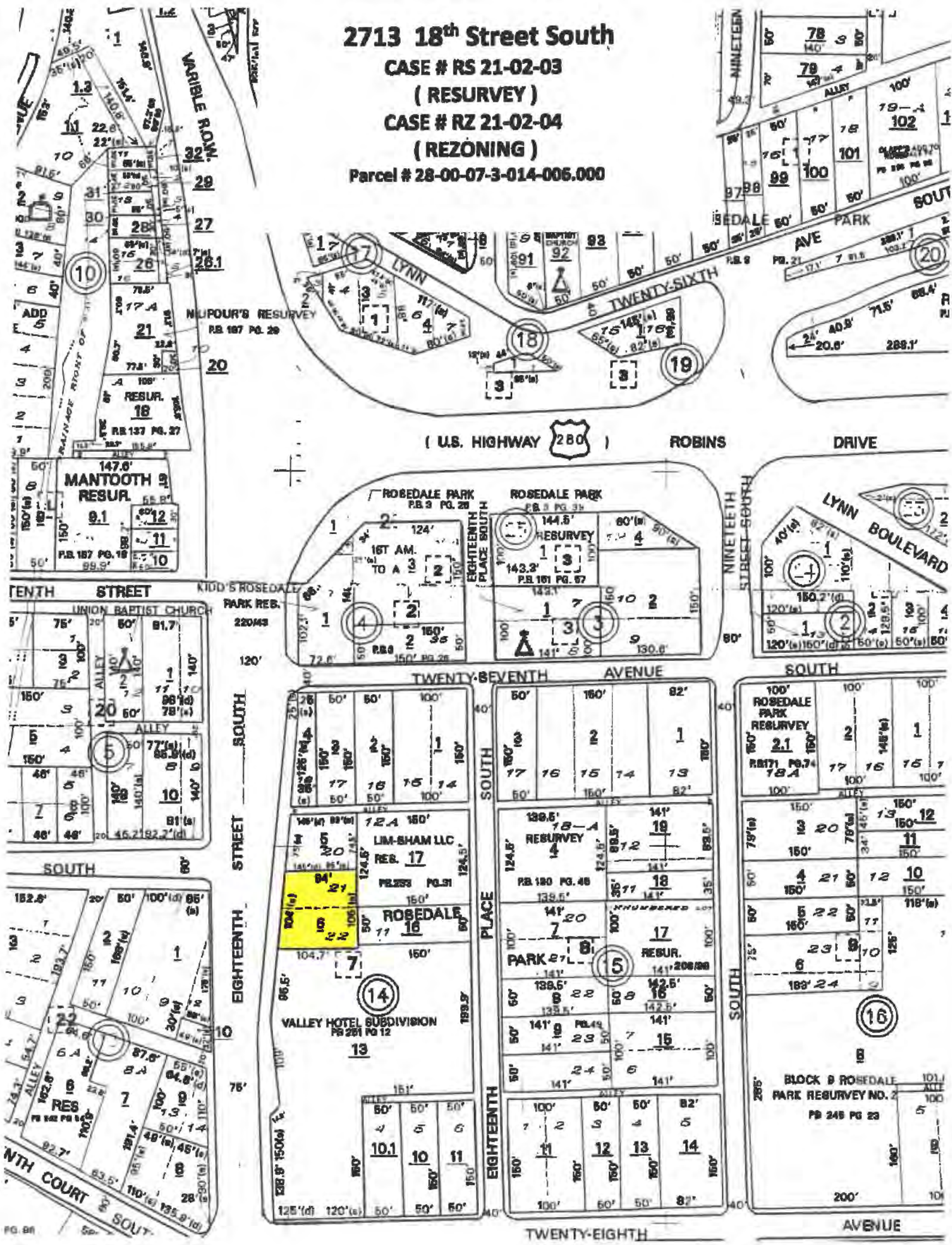
CASE # RS 21-02-03

(RESURVEY)

CASE # RZ 21-02-04

(REZONING)

Parcel # 28-00-07-3-014-006.000



City of Homewood

2713 18th St S

RS 21-02-03

&

RZ 21-02-04

Aerial Photo

Properties

- Proposed
Edgar's Bakery
- Valley Hotel
Property
- Parcel



0 15 30 60 90 Feet

THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 532-8828



FORM IX

**AMENDMENT TO THE ZONING ORDINANCE ("RE-ZONING")
HOMEWOOD PLANNING COMMISSION**

1. Date application filed: 12/15/20 Requested hearing date: 2/2/21
2. Applicant: Mike Mouron
 Phone(s): (2 numbers) Redacted by BEZ Staff
 E-Mail Address: Redacted by BEZ Staff
 Address: 402 OFFICE PARK DRIVE, STE. 150 BIRMINGHAM, AL 35223

City State Zip
3. Owner: MAM Investments
 Phone(s): Redacted by BEZ Staff
 E-Mail Address: Redacted by BEZ Staff
 Address: 402 OFFICE PARK DRIVE, STE. 150 BIRMINGHAM, AL 35223

City State Zip
4. Attach/give a complete legal description: attached
5. Property location: 2713 18th St S.
6. Tax Map Parcel I.D. Number(s): 28-00-07-3-014-006.000
7. Acreage: .24
8. Existing Zoning: MXD (MIXED USE DISTRICT) Existing land use: NONE
9. Proposed Zoning: C-4a Proposed land use: retail/restaurant
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: Redacted by BEZ Staff
 Signature of authorization by Owner: Redacted by BEZ Staff

FOR CITY USE ONLY

\$ application fee received on 12-15-20 by Receipt # Redacted by BEZ Staff
 Application received by: Redacted by BEZ Staff on 12-15-20
 # RZ 21-02-03

STATEMENT OF INTENT

2713 18TH STREET SOUTH – PC CASE NO. RZ 21-02-04

Edgar's Bakery does not meet the definition of a "bakery" in land use. Under this category, a bakery is considered a manufacturing use, where goods are baked/manufactured for distribution to retail outlets for sale. A "bake shop" by comparison typically offers retail sales of baked goods not for immediate consumption, however, there may be a small seating area on site. In contrast, Edgar's Bakery offers a full menu and eating area and is, therefore, considered to be a restaurant.

An error was made at the time of recording the approved final development plan for the Valley Hotel as a MXD development, of which this parcel was a part. The plan that was attached to the Resolution as the exhibit contained an old notation prohibiting food service on this site. The actual plan approved by the Planning Commission did not have this notation. Nevertheless, the plan attached and recorded as the exhibit, did contain the note even though as the Resolution stated, "as approved by the Planning Commission and attached as Exhibit A" has the wrong site plan attached.

The rezoning of this one parcel to a C-4(a) - Retail Shopping District zoning classification is consistent with other zoned properties facing 18th Street and does not alter the parking requirements approved for the hotel.

LEGAL DESCRIPTION

2713 18th Street South – Case No. RS 21-02-03 & Case No. RZ 21-02-04

Parcel VI:

That part of Lots 21, 22 and the North 5 feet of Lot 23 lying East of the Easterly right of way line of the Montgomery Highway, all in Block 7, according to the Map and Survey of Rosedale Park as recorded in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 3, Page 49, being more particularly described as follows:

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VICINITY MAP



ALABAMA WEST ZONE - (NAD83)
GRID NORTH

SCALE IN FEET
1" = 20'

REF JOB = 18-0185
REF JOB = 15-0114
FIELD BOOK SIGS BN - 001

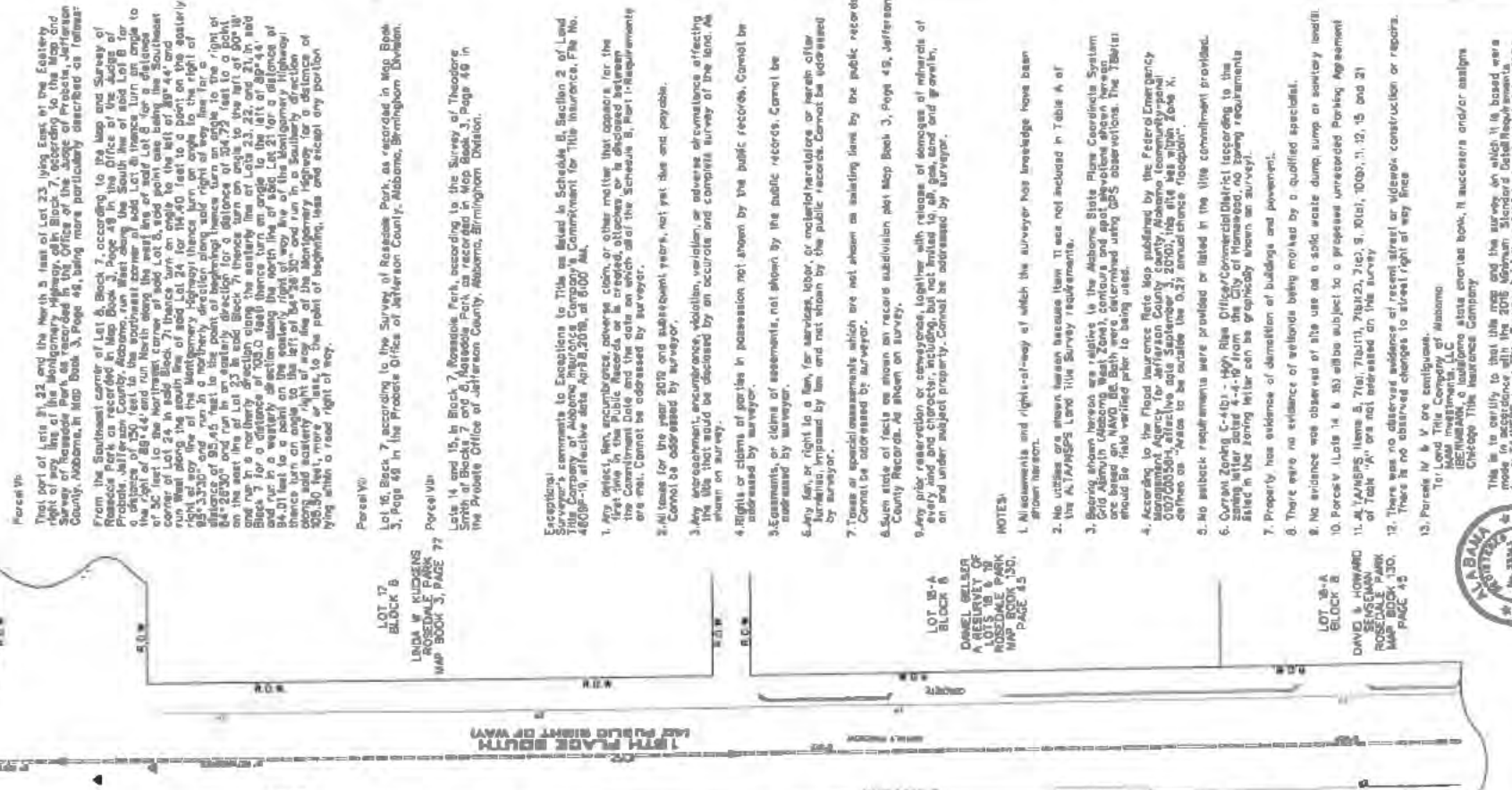
LEGEND

- STORM DRAIN INLET
- WATER VALVE
- WATER METER
- SAWTOOTH BARRIER
- SET CAPPED IRON (CA-0079)
- LIGHT STANDARD
- POWER METER
- GAS METER
- VITRIFIED CLAY PIPE
- EDGE OF GRAVEL
- MEASURED DISTANCE
- RECORD DISTANCE
- OVERHEAD POWER LINE
- OVERHEAD POWER, TELEPHONE
- 8 CABLE TELEVISION LINE
- UTILITY POLE W/OUT
- EDGE OF PAVEMENT
- CONCRETE

LOT 28
BLOCK 2
EASTWOOD INVESTMENTS CO
ROSEDALE PARK
MAP BOOK 3, PAGE 28

LOT 2 & 8
BLOCK 2
BETHEL A M E CHURCH
ROSEDALE PARK
MAP BOOK 3, PAGE 28

37TH AVE SOUTH
140' PUBLIC RIGHT OF WAY



CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
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Patrick McClusky, Mayor

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**Planning Commission
PUBLIC HEARING NOTICE**

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

You are hereby notified of an online public hearing by the Homewood Planning Commission to be held at **6:00 P.M., on Tuesday, February 2, 2021. (SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

Michael A. Mouron

for a proposed subdivision plat of land owned by:

MAM Investments, LLC

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

2713 18th Street South

Parcel: 28-00-07-3-014-006.000

The proposal consists of a **REZONE**

Purpose:

To rezone from MXD (Mixed Use District) to a C-4(a) (Retail Shopping District) zoning classification to permit the development of a new restaurant.

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 January 25, 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 office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# RZ 21-02-04

Instructions: This online Homewood Planning Commission meeting is being held in an effort to comply with social distancing requirements due to the COVID-19 Pandemic:

1st Option:

Join on-line through your computer or app with this link: <https://zoom.us/j/81448292459>
(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 #: 814 4829 2459

3rd Option:

Dial In by phone: 253-215-8782

If joining on-line, for those items that allow public comments, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

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.

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

2713 18th Street South

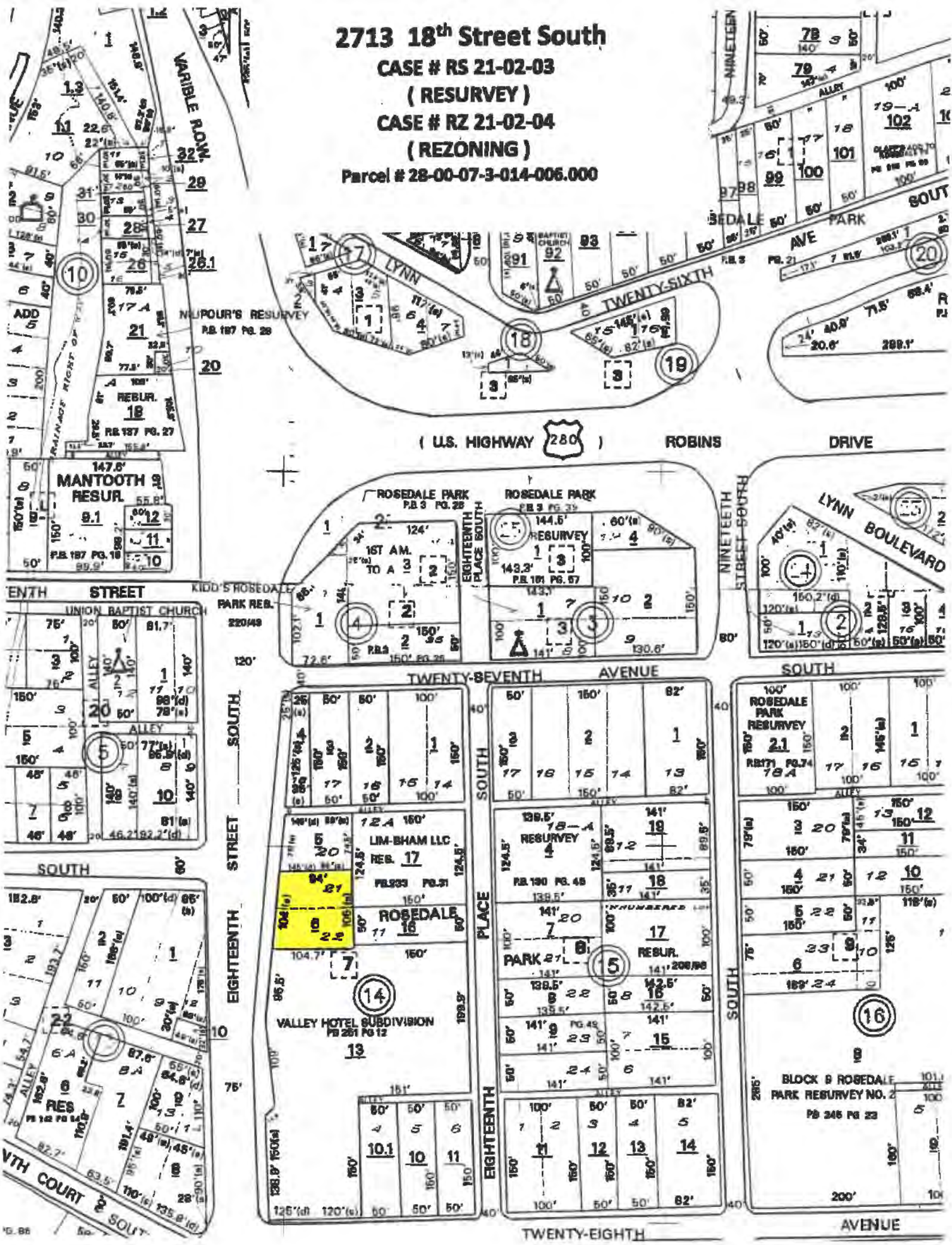
CASE # RS 21-02-03

(RESURVEY)

CASE # RZ 21-02-04

(REZONING)

Parcel # 28-00-07-3-014-006.000



City of Homewood

2713 18th St S

RS 21-02-03
&
RZ 21-02-04

Current Zoning

- Properties**
- Proposed Edgar's Bakery
 - Valley Hotel Property
 - Parcel

Zoning

- R-7
- C-2
- C-4
- C-4 a
- C-4 b
- I-2
- MXD



0 20 40 80 120 Feet

THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT 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

2713 18th St S

RS 21-02-03

&

RZ 21-02-04

Master Plan
Landuse

Landuse



Residential



Mixed Use



Institutional



Parks/Recre...

Properties



Proposed

Edgar's Bakery



Valley Hotel

Property



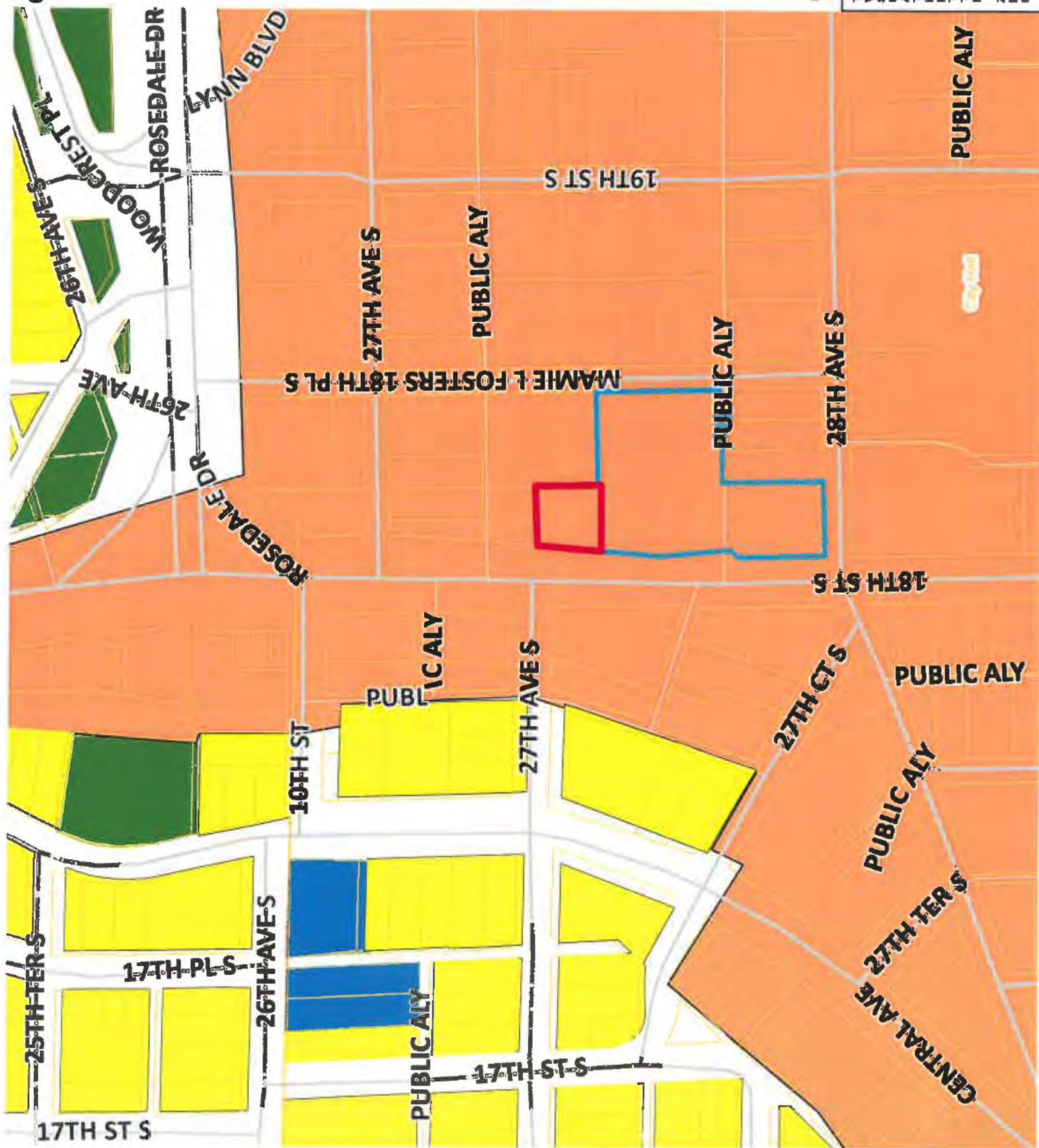
Parcel



0 45 90 180 270 Feet

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City of Homewood

2713 18th St S.

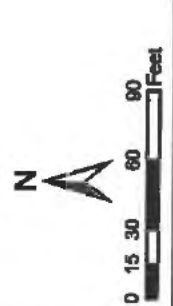
RS 21-02-03

&
RZ 21-02-04

Aerial Photo

Properties

<div></div>	Proposed
<div></div>	Edgar's Bakery
<div></div>	Valley Hotel
<div></div>	Property
<div></div>	Parcel



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ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6628



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

1. Name of development: Curio VALLEY HOTEL
2. Date application filed: 12/18/20
3. Requested hearing date: 2-2-21
4. Approval requested by this application
 - ☐ Preliminary Development Plan
 - ☐ Amendment to Preliminary Development Plan
 - ☐ Final Development Plan
 - ☒ Amendment to Final Development Plan
5. Applicant: Mike Mounon
 Phone: Redacted by BEZ Staff
~~Property~~
 Address: 2719 18th St. S 402 OFFICE PARK DRIVE, STE. 150
BIRMINGHAM, AL 35223
6. Owner: HOMEWOOD HOTEL, LLC
 Phone: Redacted by BEZ Staff
 Address: 402 OFFICE PARK DRIVE, STE. 150 BIRMINGHAM, AL 35223
7. Attorney or authorized agent: N/A
 Phone: _____
 Address: _____
8. Engineer: Parren Hamrick, PE at Sain ASSOCIATES
 Phone: Redacted by BEZ Staff Redacted by BEZ Staff
 Address: Two Perimeter Park South, Birmingham, AL 35243
9. Surveyor: Gary Pitzing, PLS at Sain
 Phone: Redacted by BEZ Staff Redacted by BEZ Staff
 Address: Suite 500 East, Two Perimeter Park South, B'ham 35243

10. Development Address(s): 2717 2113 18th St. S

11. Tax map parcel number(s): 28-00-07-3-014-006⁰¹³

12. Acreage: _____ 13. Zoning: (MXD currently)

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

Redacted by BEZ Staff

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: FEBRUARY 2, 2021

Application received by: _____ on _____

PROPOSED SIGN REVISIONS

BUILDING SIGNAGE:

14'-2"
HOTEL NAME I 6
2

HOTEL SIGN – 46.74 SQ. FT.
1 ON 28TH AVE. FAÇADE
1 ON 18TH ST. FAÇADE
1 ON NORTH FACADE
TO BE MOUNTED @ 5TH FLOOR

25'-0"
RESTAURANT NAME I 6
2

RESTAURANT SIGN – 47.17 SQ. FT.
1 ON 28TH AVE. FAÇADE
1 ON 18TH ST. FAÇADE
ADDITIONAL LOGO ON 18TH STREET
TO BE MOUNTED @ 1ST FLOOR

SIGN MATERIAL:

- CUSTOM SELF-CONTAINED CHANNEL LETTERS WITH ALUMINUM RETURNS MOUNTED TO FACE OF BUILDING
- INTERNALLY-ILLUMINATED LETTERS WITH WHITE LED MODULES
WHITE PLASTIC FACES
- POWER SUPPLY WITH PHOTOCELL / TIMER

CURRENT APPROVED SIGNAGE

BUILDING SIGNAGE:

16'-8"
HOTEL NAME I 3'6"

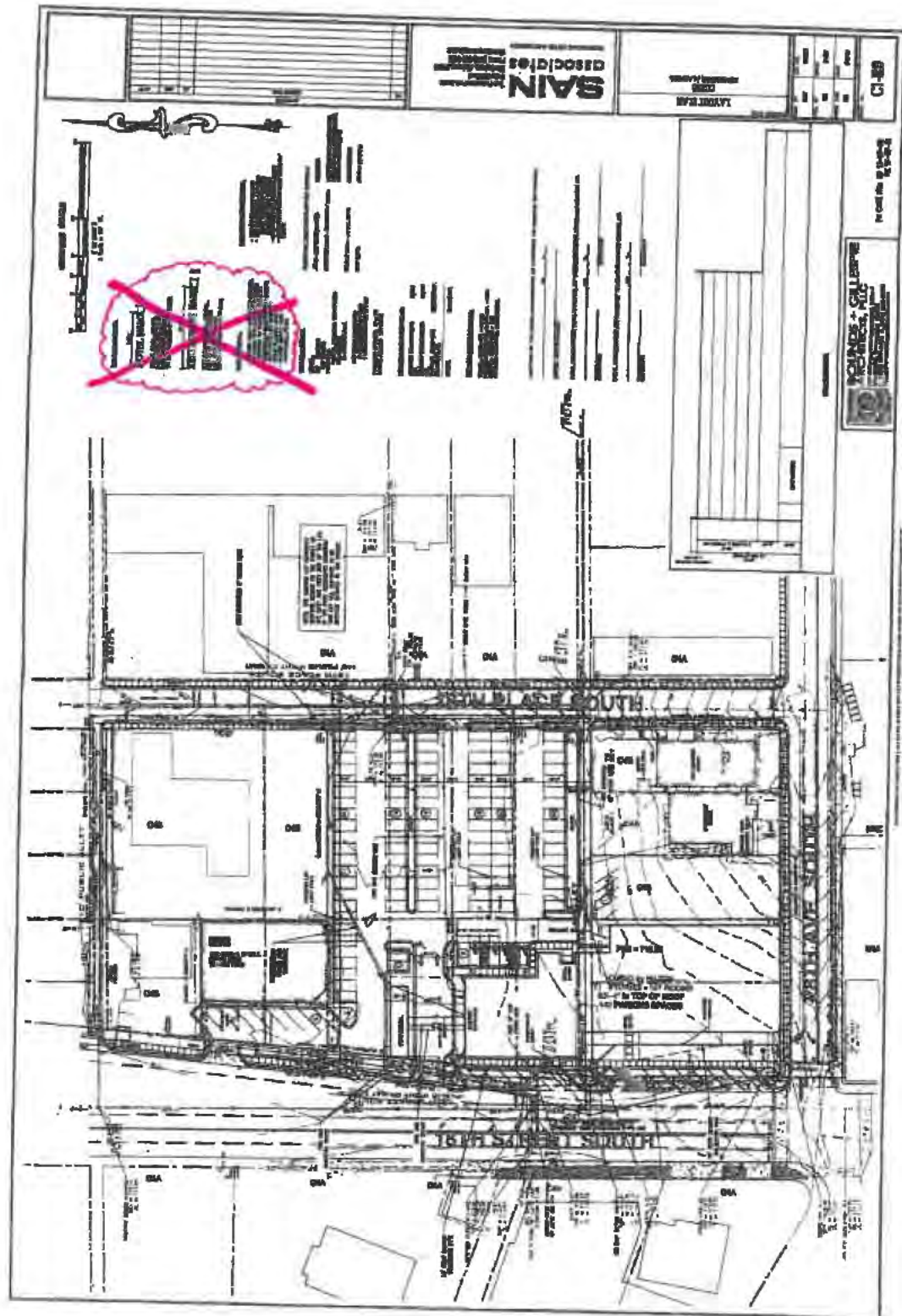
HOTEL SIGN – 50 SQ. FT.
1 ON 28TH AVE. FAÇADE
1 ON 18TH ST. FAÇADE
TO BE MOUNTED @ 7TH FLOOR

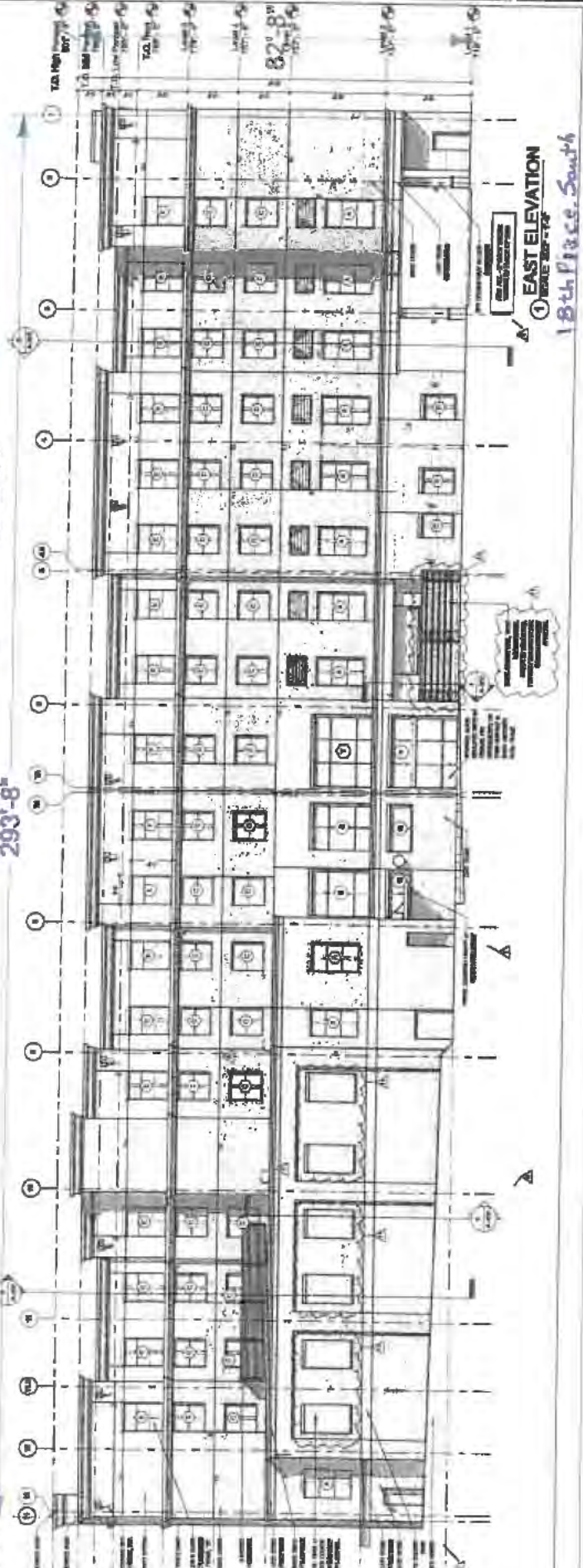
25'-0"
RESTAURANT NAME I 3'6"

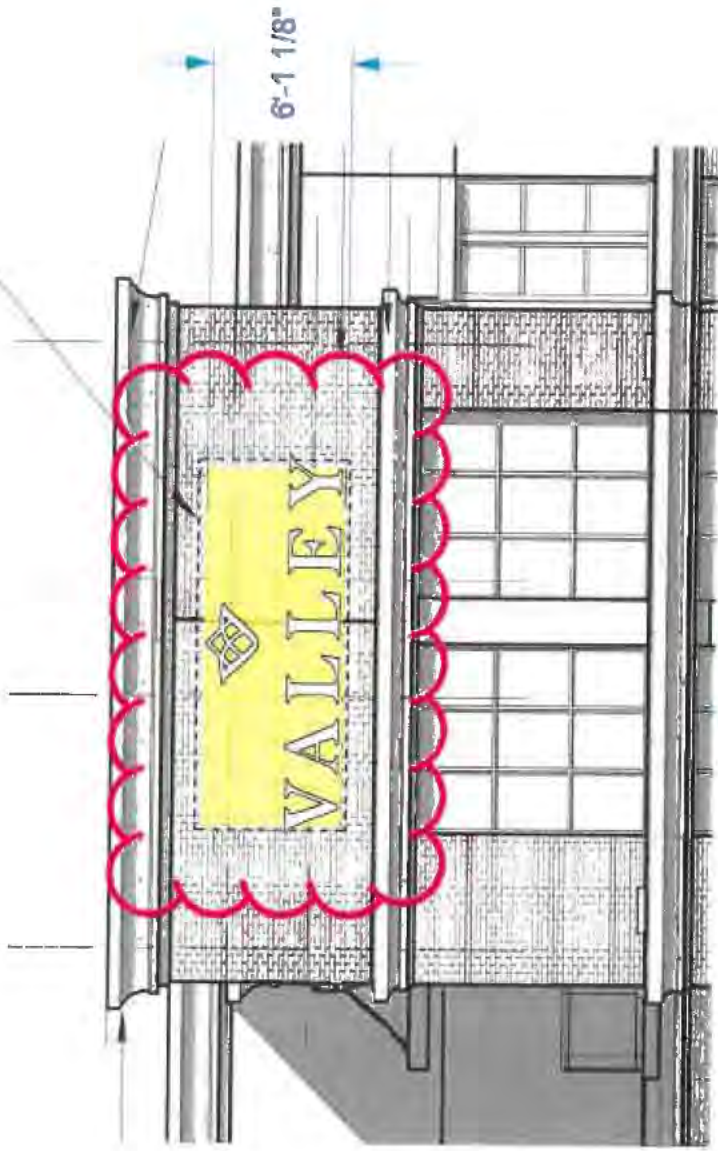
RESTAURANT SIGN – 50 SQ. FT.
1 ON 28TH AVE. FAÇADE
1 ON 18TH ST. FAÇADE
TO BE MOUNTED @ 1ST FLOOR

SIGN MATERIAL:

- CUSTOM SELF-CONTAINED CHANNEL LETTERS WITH ALUMINUM RETURNS MOUNTED TO FACE OF BUILDING
- INTERNALLY-ILLUMINATED LETTERS WITH WHITE LED MODULES
WHITE PLASTIC FACES
- POWER SUPPLY WITH PHOTOCELL / TIMER







8.19sf

2'-4"

3'-6 1/8"



38.55sf 2'-4" VALLEY

16'-6 1/4"

Altered Logo for Fabrication

Scale: 1/8" = 1'



VALLEY

HOTEL

Original Logo

46.74 sf total



CORPORATE OFFICE
1207 North Circle, Foleyville, AL 36088
Phone: (205) 831-4700 Email: info@signage-inc.com

www.signage-inc.com

Client Valley Hotel
Address 2727 18th St S
Job Name Valley Hotel
Location Homewood, AL
Date 04/26/2020

This design / engineering is to remain the exclusive property of Signage and approved and accepted through purchase by the client named on the drawing. No part of this design and/or specifications may be duplicated, reproduced, or manufactured without express written permission from Signage.

© Copyright 2020

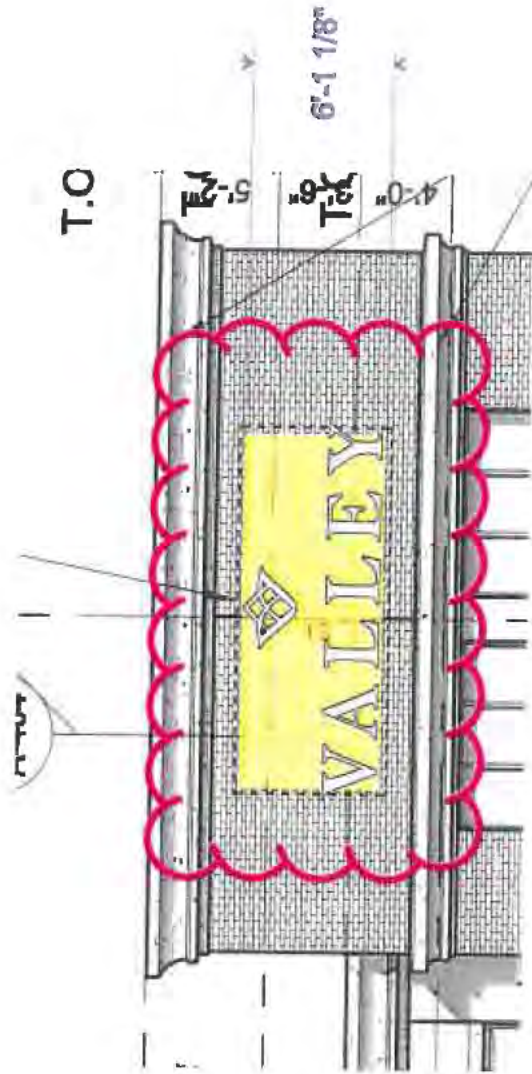
Revisions:
07/23 - Remove Hotel.
Resize to 24" letters
11/06 - Resized logo to 24" h
11/19 - Resized to 46.74sf
Removed Sign Facing 280
28th Ave S

Approved by:

Date:

☐ APPROVED AS SHOWN
☐ APPROVED AS NOTED
☐ CORRECT & RESUBMIT

Sheet (1) of (3)



8.19sf 2'-4" 3'-6 1/8"

38.55sf 2'-4" VALLEY 16'-6 1/4"

Altered Logo for Fabrication

46.74 sf total

Scale: 1/8" = 1'



CORPORATE OFFICE
1207 North Circle, Foleyville, AL 36508
Phone: (205) 831-0765 Email: info@signage-inc.com
www.signage-inc.com

Client **Valley Hotel**
Address **2727 18th St S**
Job Name **Valley Hotel**
Location **Homewood, AL**
Date **04/26/2020**

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Revisions:
07/23 - Remove Hotel, Realter to 24" letters

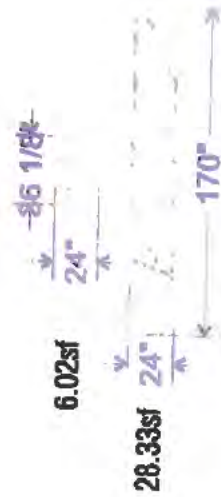
11/19 - Revised to 46.74sf
Remove Sign Facing 280
18th St. S

Approved by:

Date:

☐ APPROVED AS SHOWN
☐ APPROVED AS NOTED
☐ CORRECT & RESUBMIT

Sheet (2) of (3)



Sign-A-Rama
Your Brand Is Our Business.

CORPORATE OFFICE
1207 North Circle, Fullerton, AL 35093
PHONE: (205) 551-4798 Email: info@signage-inc.com
www.signage-inc.com

Client	Valley Hotel
Address	2727 18th St S
Job Name	Valley Hotel
Location	Homewood, AL
Date	04/26/2020

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Publication:
07/23 - 11/23
Revision:

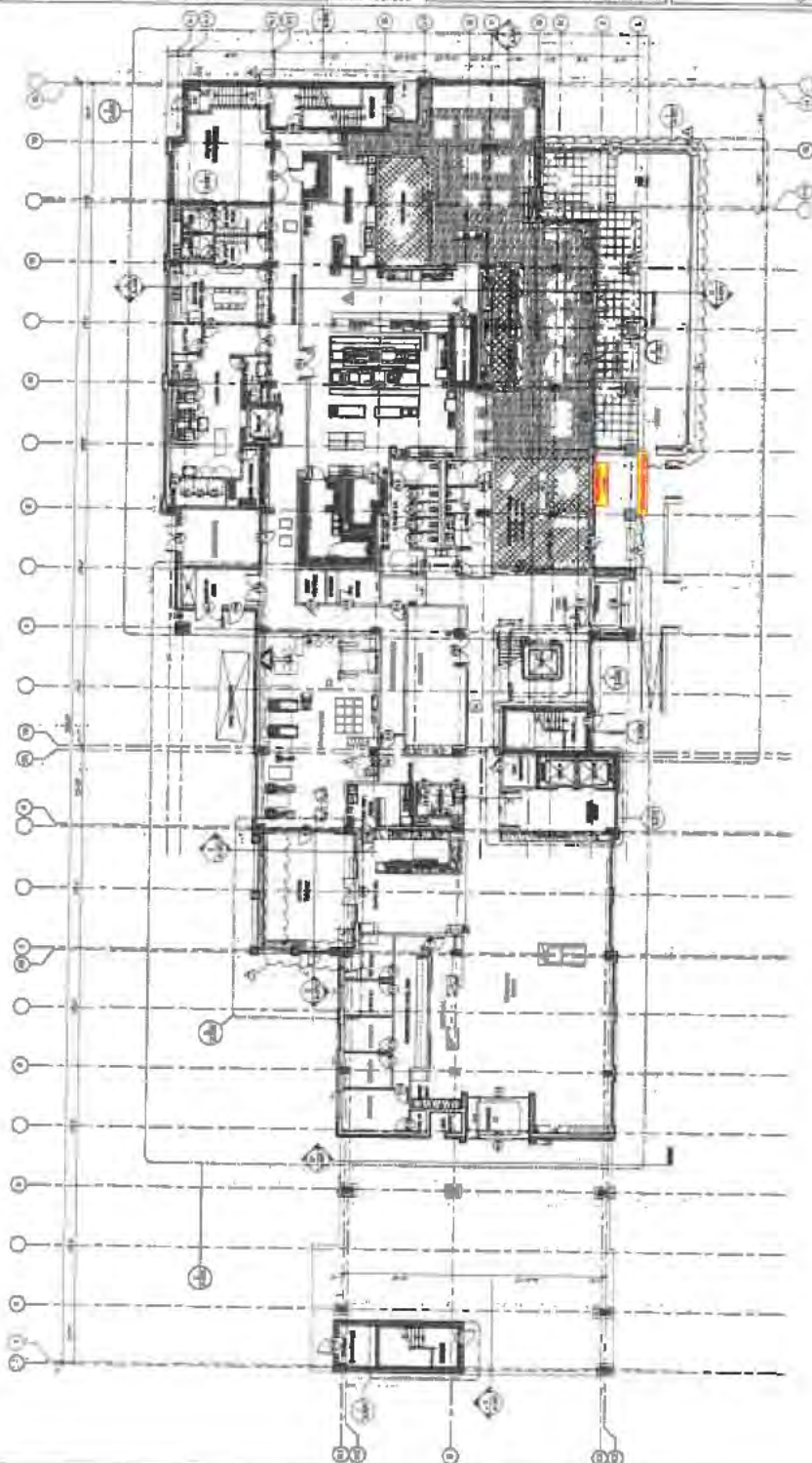
North Facade

Approved by:

Debra

<input type="checkbox"/>	APPROVED AS SHOWN
<input type="checkbox"/>	APPROVED AS NOTED
<input type="checkbox"/>	CONNECT & RESUBMIT

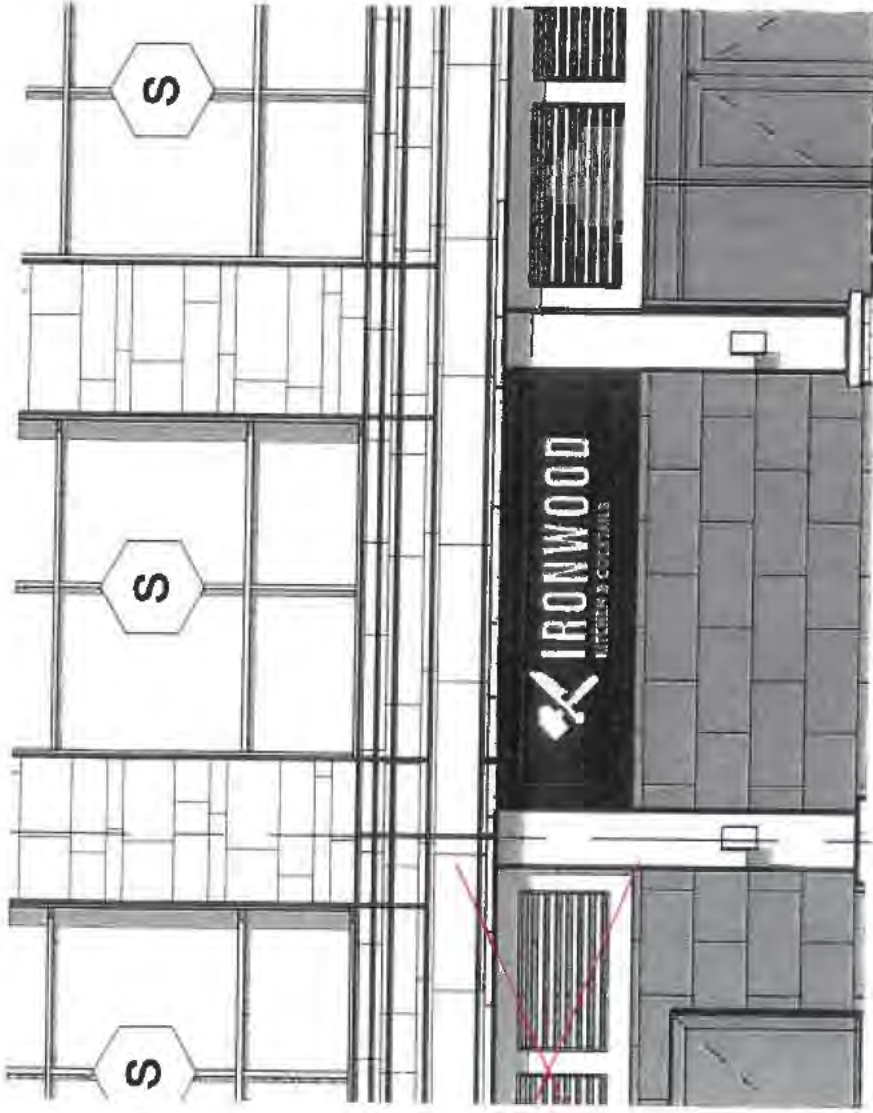
Sheet (3) of (4)



① LEVEL ONE FLOOR PLAN

WEST ELEVATION
(18TH STREET SOUTH)

IRONWOOD LOGS AND SIGN



WEST ELEVATION

1



4"d Aluminum Cabinet/Backer to match Louver Shutters
Aluminum Face with Mounted Channel Letters with white faces; routed backlit copy for "Kitchen & Cocktails"
Overhead Mounting to Existing Steel Beam
See Page 2 for Details
47.17 sf

Scale: 3/16" = 1'

Signage
Your Brand Is Our Business.

CORPORATE OFFICE
1207 Morris Circle, Fultondale, AL 35068
Phone: (205) 651-4768 Email: info@signage-inc.com
www.signage-inc.com

Client Valley Hotel
Address 2727 18th St S
Job Name Valley Hotel
Location Homewood, AL
Date 06/22/2020

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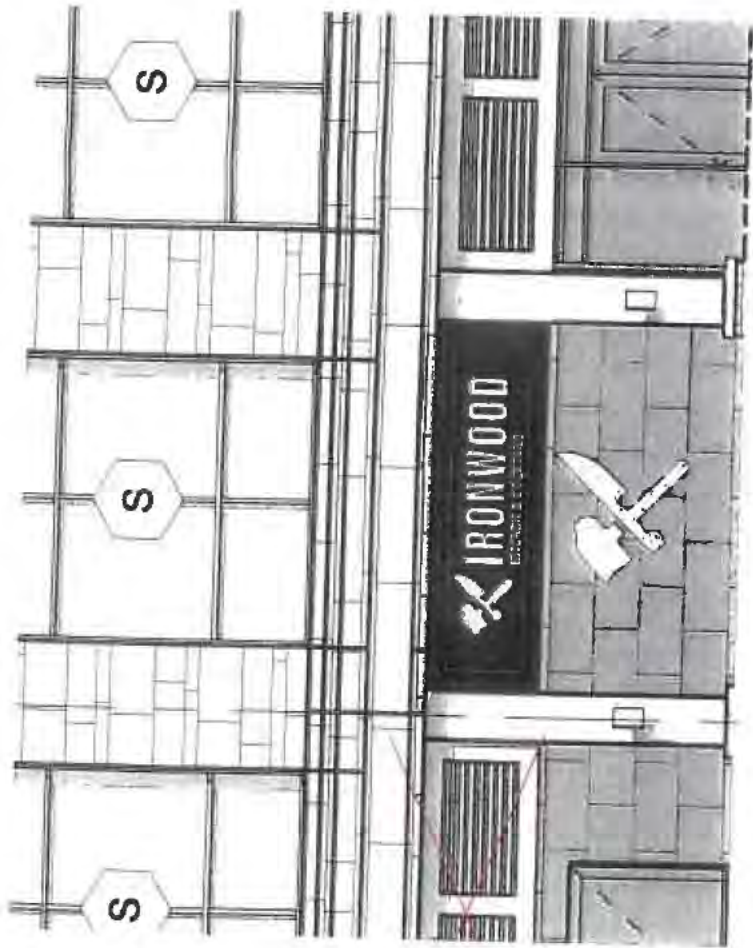
© Copyright 2020

Revisions
West
18th St S.

Approved by: _____
Date: _____

☐ APPROVED AS SHOWN
☐ APPROVED AS NOTED
☐ CORRECT & RESUBMIT

Sheet (1) of (2)



1 WEST ELEVATION

Scale: 3/16" = 1'



4\"/>



Aluminum Reverse Channel Letter Construction
w/ LED Back Lighting
Stud Mount to Stone
See Page 3 for Details



CORPORATE OFFICE
1207 North Oaks, Foleyville, AL 36038
Phone: (205) 871-4795 Email: info@signage-inc.com
www.signage-inc.com

Client: Valley Hotel
Address: 2727 18th St S
Job Name: Valley Hotel
Location: Homewood, AL
Date: 06/22/2020

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Revised:

West
18th St. S.

Approved by:

Date:

☐ APPROVED AS SHOWN
☐ APPROVED AS NOTED
☐ CORRECT & RESUBMIT

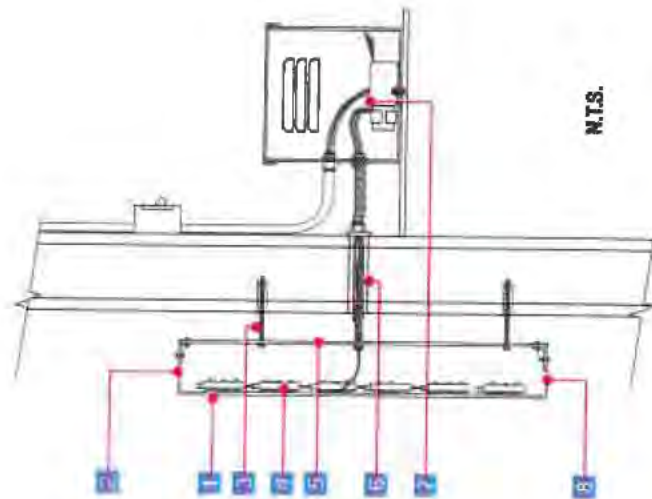
Sheet (1) of (3)

REVERSE CHANNEL LETTERS WITH LED ILLUMINATION TYPICAL DESIGN / FABRICATION SPECIFICATIONS



SPECIFICATIONS

- 1 .125 ALUMINUM FACES
- 2 2" DEEP .063 ALUMINUM RETURNS
- 3 NON-CORROSIVE INSTALLATION HARDWARE
- 4 PRINCIPLE LED MODULES - WHITE
- 5 .150 CLEAR POLYCARBONATE BACKS
- 6 GROUNDED WALL PASS-THRU - SEALED WATER TIGHT
- 7 LED POWER SUPPLY IN METAL ENCLOSURE
- 8 1/4" DRAIN HOLES (2) TWO PER LETTER AS REQ'D



Scale: 1/8" = 1"



CORPORATE OFFICE
1307 North Circle, Foleyville, AL 35088
Phone: (205) 551-5788 Email: info@signage-inc.com

www.signage-inc.com

Client Valley Hotel
Address 2727 18th St S
Job Name Valley Hotel
Location Homewood, AL
Date 04/26/2020

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Revisions:
07/23 - Remove Hotel.
Resize to 24" h letters

Approved by: _____

Date: _____

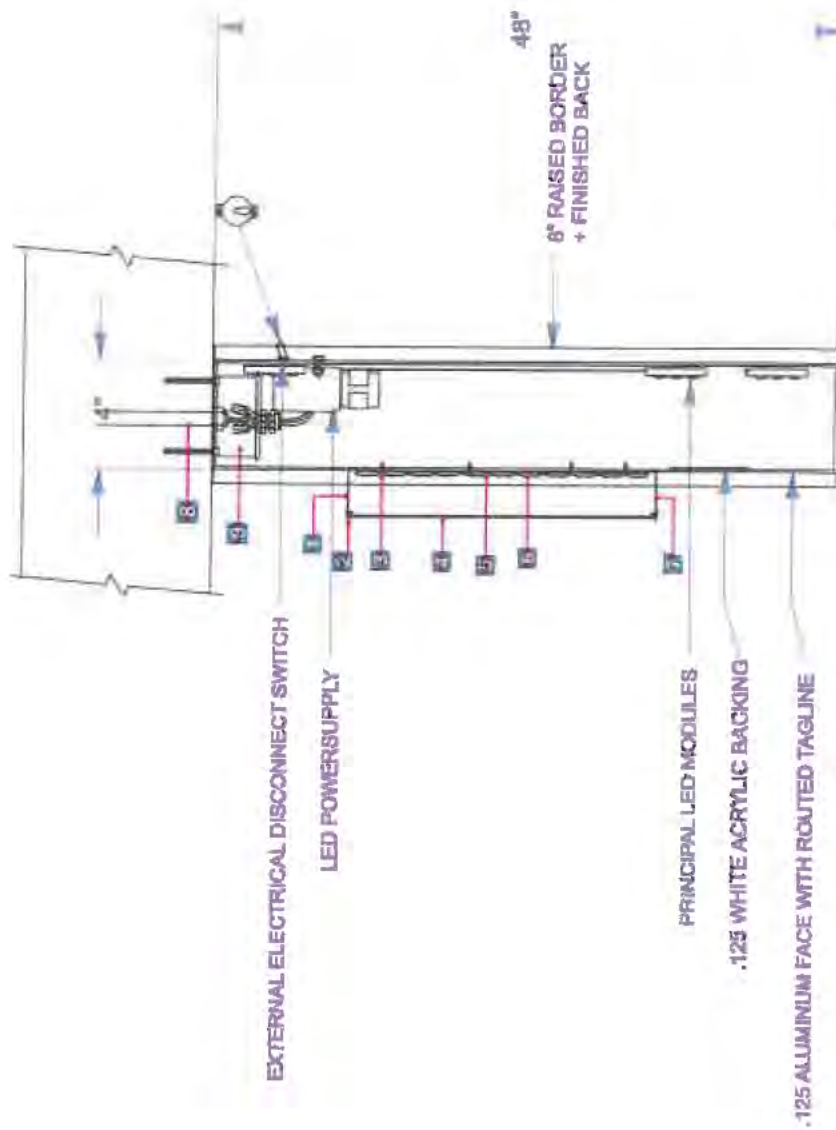
- ☐ APPROVED AS SHOWN
☐ APPROVED AS NOTED
☐ CORRECT & RESUBMIT

Sheet (3) of (3)

CABINET W/ ROUTED ALUMINUM FACE
TYPICAL DESIGN / FABRICATION SPECIFICATIONS

SPECIFICATIONS

-  1' TWIN CAP
 HUB-CORNER AND WALL MOUNTING - SEE CATALOG
 3/4" THICK, 47500 WHITE PAGES
 PERFORATED WALL MOUNTED TO MATCH PMS BLUE 6726 ILLUMINATES WHITE
 PRINCIPLE LED MODULES - WHITE
 JOD ALUMINUM BASED MOUNTS WHITE
 1/4" DEEP HOLE CO TWO PER LETTER
 STANDARD WALL MOUNT-DIMU REALED MOUNT TRAIT
 LOW VOLTAGE ELECTRONIC TRANSFORMER


$$\text{scale } 3/16'' = 1'$$


CORPORATE OFFICE
1207 Norris Circle, Fultondale, AL 35068
Phone: (205) 681-6768 Email: info@edgenet-inc.com
www.edgenet-inc.com

Client	Valley Hotel
Address	2727 18th St S
Job Name	Valley Hotel
Location	Homewood, AL
Date	06/22/2020

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© Cambridge 2004

Approved by:

Design:

- | | |
|--------------------------|--------------------|
| <input type="checkbox"/> | APPROVED AS SHOWN |
| <input type="checkbox"/> | APPROVED AS NOTED |
| <input type="checkbox"/> | CORRECT & RESUBMIT |

Sheet (2) of (2)

CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Wyatt Pugh, Director

**Planning Commission
PUBLIC HEARING NOTICE**

Notice To: OWNER & ABUTTING PROPERTY OWNERS

You are hereby notified of an online public hearing by the Homewood Planning Commission to be held at **6:00 P.M., on Tuesday, February 2, 2021. (SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

Michael A. Mouron

for a proposed subdivision plat of land owned by:

Homewood Hotel, LLC

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

2717 18th Street South

Parcel: 28-00-07-03-014-013.000

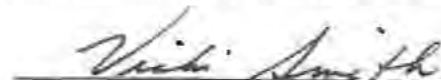
The proposal consists of an AMENDED DEVELOPMENT PLAN

Purpose:

Request for approval of an amendment to the Final Development Plan for the Valley Hotel to incorporate revised signage designs.

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 certified U.S. mail on **January 25, 2021**, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property as their names and addresses appear in the Jefferson County Tax Assessor office.



Vicki Smith, AICP

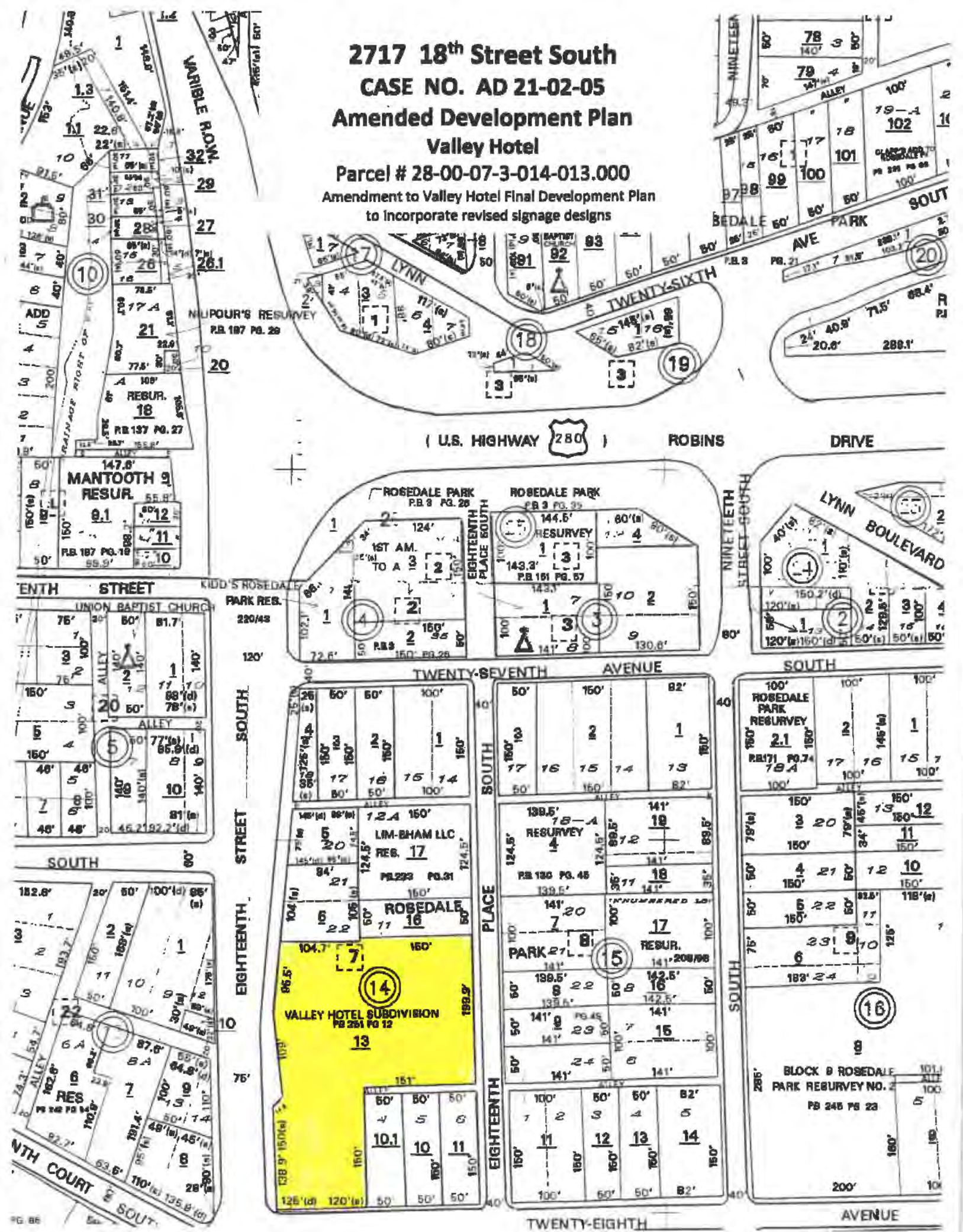
Zoning Supervisor

PC CASE# AD 21-02-05

2717 18th Street South
CASE NO. AD 21-02-05
Amended Development Plan
Valley Hotel

Parcel # 28-00-07-3-014-013.000

Amendment to Valley Hotel Final Development Plan
to incorporate revised signage designs



City of Homewood

2717 18th St S

AD 21-02-05

Aerial Photo

Subject
Property
Parcel



0 25 50 100 150 Feet

THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-8828



Form L
APPLICATION FOR SUBDIVISION PLAT APPROVAL
HOMWOOD PLANNING COMMISSION

1. Name of Subdivision FOREST RIDGE
2. Date application filed: JAN. 8, 2021 3. Requested hearing date: FEB. 2, 2021
4. Class of subdivision (as determined by Subdivision Administrator):
- ☒ Major subdivision ☐ Minor subdivision
5. Type of subdivision activity:
- ☒ New subdivision ☐ Sketch plat
- ☐ Resurvey of subdivision ☒ Preliminary plat
- ☐ Vacation of plat ☐ Construction plans
- ☐ Final plat
7. Applicant: Chris Williams for Carlisle Creek Const'n, LLC
 Phone: Redacted by BEZ Staff
- Address: P.O. Box 651, Helena, 35080 Redacted by BEZ Staff
8. Owner: Legacy Builders Group, LLC
 Phone: _____
 Address: same
9. Attorney or authorized agent: _____
 Phone: _____
 Address: _____
10. Engineer: EDG (ENGINEERING DESIGN GROUP)
 Phone: Redacted by BEZ Staff
 Address: 120 Bishop Circle, Suite 300, Pelham, AL 35124

11. Surveyor: James M Ray

Phone: Redacted by BEZ Staff

Address: P.O. Box 1188, Sylacauga, AL 35150

12. Subdivision location: 1591 Forest Ridge Road

13. Tax map parcel number(s): 29.00.27.4.001-008.055

14. Acreage: 2.89 acres

15. Number of lots: 7

16. Zoning: R-2

17. Proposed land use: Residential

18. Development plan required? no

19. Construction plans required? yes.

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

Approved 2/1/21

Sketch Plat
checklist
3 copies of plat

Preliminary Plat*
checklist
application fee
original plat
3 copies of plat
subdivision waiver
request
approval of Sketch Plat

Redacted by BEZ Staff

Construction Plan*
checklist
bonds and assurances
original plans
3 copies of plans
approved Preliminary
Plat
irrevocable offer of
sale

Final Plat
checklist
application fee
original plat
3 copies of plat
performance
bond*

Signature of applicant: [Signature]

Signature of authorized agent or attorney: [Signature]

Redacted by BEZ Staff

Signature of authorization by owner: [Signature]

For City Use Only:

\$ 200.00 application fee received on 1/25/21 by receipt #

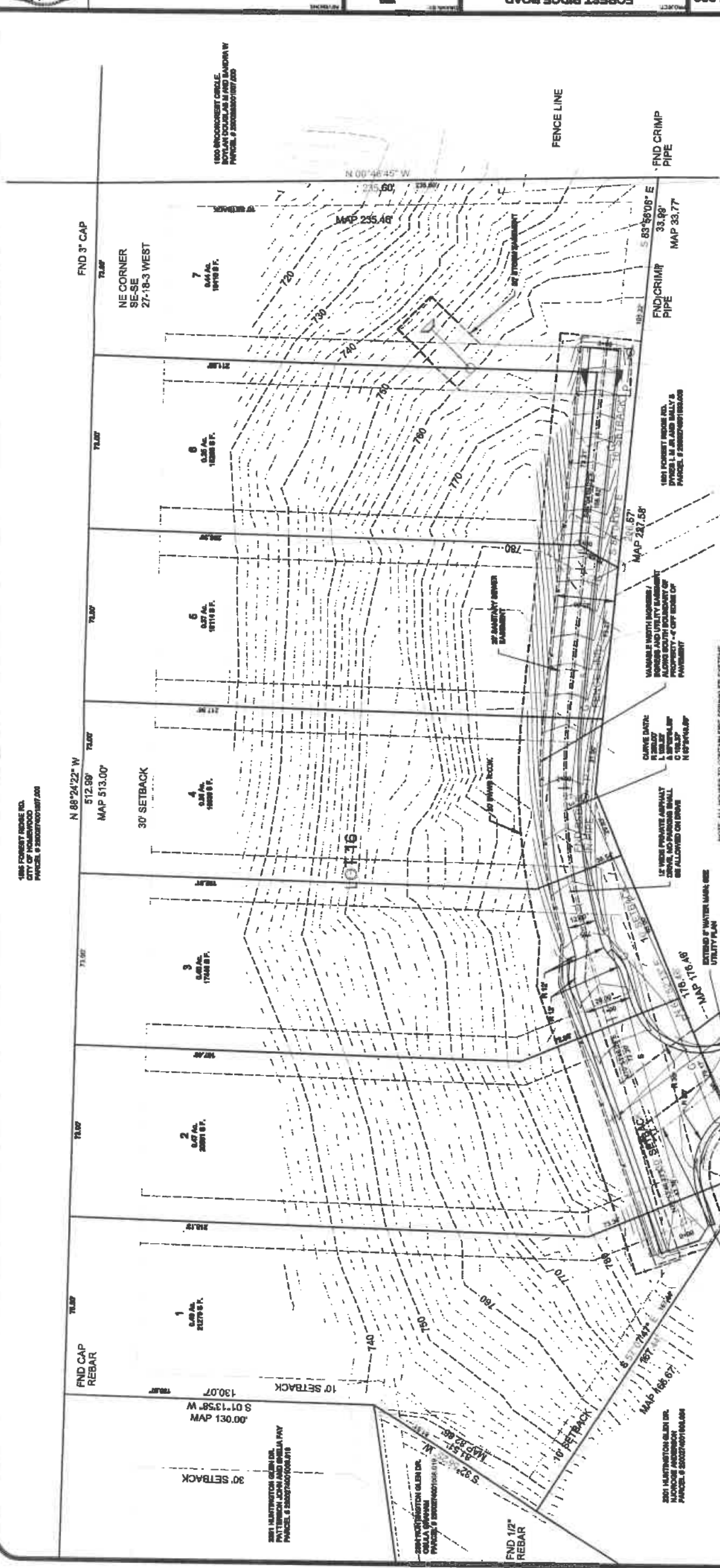
Scheduled hearing date: Feb. 2, 2021

Application received by: STEPHANIE SMITH on 1/25/21

Copies transmitted for staff review on

Staff comments received: Engineering Fire Dept. Other

Copies & reports transmitted to Planning Commission on



NOTES:

1. CONTRACTOR AND/OR BUILDING ARE RESPONSIBLE FOR PROVIDING BUILDING WITH FRAME OF UNFINISHED FRAMING.
2. ALL UTILITIES SHALL BE LOCATED WITH CITY OF HOUSHEOD SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF BRICKS AND BRICKMORT CONTROLS FOR THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADSWAYS AND WATERWAYS.
4. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES, AND SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL CONSTRUCTION ON LOTS OF 10 BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET THE CITY OF HOUSHEOD PROJECT SPECIFICATIONS, WHOSEVER IS GREATER.
6. STORMWATER CONTROL IS FOR 10 YEAR STORM EVENT.
7. THE BUILDING-RAINWATER IS LOCATED IN FLOOD ZONE "X", OUTSIDE OF THE 100 YEAR FLOODPLAIN ACCORDING TO GRADING LOTTING OF AREA PANEL TWO-HUNDRED, EFFECTIVE DATE SEPTEMBER 08, 2010. PREPAREMENTS SHALL BE MADE FROM THE ACCESS EASEMENT.
8. THE DRAINAGE IS A PRIVATE DRIVE AND SHALL BE MAINTAINED BY THE HOMEOWNERS OF FOREST NOSE.
9. ALL STORM DRAINAGE ON FOREST PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNERS OF FOREST NOSE.

The image contains two cross-sectional diagrams of railroad tracks. The left diagram, titled 'TYPICAL STREET SECTION', shows a street with a sidewalk on the left, a 6'0" curb, a 6'0" gutter, and a 6'0" track. The right diagram, titled 'TYPICAL TRACK TURNAROUND SECTION', shows a track with a 6'0" curb, a 6'0" gutter, a 6'0" track, and a 6'0" turnout. Both diagrams include labels for 'S&W MAX.' and 'S&W MIN.' dimensions.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THIS SUBDIVISION REGULATION JURISDICTION OF THE CITY OF HUNTSWOOD, ALABAMA, THAT I DESIRE OFFER THIS PLAT AND DEEDS TO PUBLIC USE ALL SUCH AREAS SHOWN ON THIS PLAT AND THAT I WILL MAINTAIN SUCH AREAS UNTIL THE DEDICATION IS ACCEPTED BY THE CITY COUNCIL.

FOREST RIDGE ROAD
SITUATED IN THE E. 1/4 OF SECTION 17

TOTAL REQUESTED COPY OF = ALL 4
 ZONED THE ENTIRE USE OF FACTS, OF NEAR, TO MEAS
 _____ ON _____
 PRELIMINARY PLAN APPROVED BY RESOLUTION OF
 THE WOODBURY PLANNING COMMISSION ON _____
 NOT APPROVED FOR RECORDING _____
 _____ CHAIRMAN _____ SECRETARY
 ZONING COMMISSION

_____ A REGISTERED ENGINEER HEREBY CERTIFIES THAT NO ADVERSE
IMPACTS WILL OCCUR TO ADJACENT PROPERTY AS A RESULT OF THE TRAIL OF LIGHTS FOLLOWING
AS IT IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.

PROJECT NO. REDEVELOPMENT NUMBER

THE NEW LOCATIONS INDICATED ON THESE PLANS HAVE BEEN REVIEWED
AND APPROVED BY THE CITY OF HONOLULU FIRE DEPARTMENT.

BY _____ DATE _____

OWNER
PACIFIC CHINA
225 BUCKINGHAM
SUITE 1000
SAN FRANCISCO, CA 94109
(415) 961-0440

CIVIL ENGINEER
ENGINEERING DESIGN GROUP, LLC
125 BAYVIEW CIRCLE, SUITE 300
PALMDALE, CA 91364
(818) 468-9789
CONTACT: TRACIE LOWERY, P.E.

SITE SURVEYORS
ALUMINUM, LLC
805 W. 71st, SUITE B
ALAMOGORDO, NM 88307
(505) 688-4851
CONTACT: BRADLEY P. LA

GRAPHIC SCALE

0 20 40 60 80 100

1" = 100'



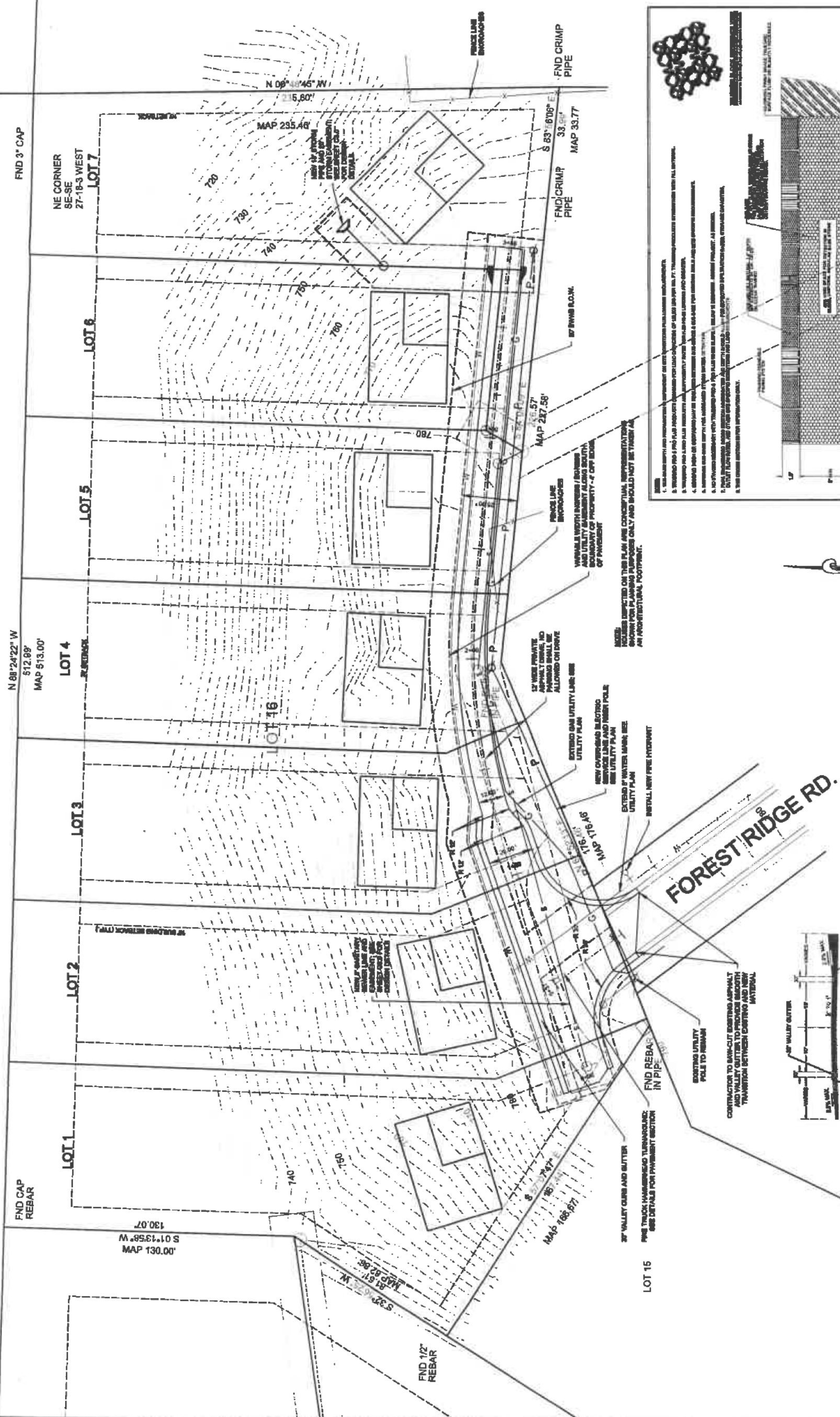
DATE	12/20/2010
PROJECT	FOREST RIDGE ROAD
DESIGNER	EDG
CLIENT	CITY OF HOMEWOOD
SCALE	AS SHOWN

FOREST RIDGE ROAD
CITY OF HOMEWOOD
LAYOUT PLAN

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-8158
FAX - (205) 403-8175

EDG
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-8158
FAX - (205) 403-8175

C2.0



NOTES

1. ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL REPRESENTATIONS AND SHOULD NOT BE TAKEN AS AN ARCHITECTURAL FOOTPRINT.
2. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF HOMEWOOD.
3. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF HOMEWOOD.
4. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF HOMEWOOD.
5. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF HOMEWOOD.
6. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF HOMEWOOD.
7. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF HOMEWOOD.

LEGEND

- 1. LOT 1
- 2. LOT 2
- 3. LOT 3
- 4. LOT 4
- 5. LOT 5
- 6. LOT 6
- 7. LOT 7
- 8. LOT 8
- 9. LOT 9
- 10. LOT 10
- 11. LOT 11
- 12. LOT 12
- 13. LOT 13
- 14. LOT 14
- 15. LOT 15
- 16. LOT 16
- 17. LOT 17
- 18. LOT 18
- 19. LOT 19
- 20. LOT 20
- 21. LOT 21
- 22. LOT 22
- 23. LOT 23
- 24. LOT 24
- 25. LOT 25
- 26. LOT 26
- 27. LOT 27
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- 90. LOT 90
- 91. LOT 91
- 92. LOT 92
- 93. LOT 93
- 94. LOT 94
- 95. LOT 95
- 96. LOT 96
- 97. LOT 97
- 98. LOT 98
- 99. LOT 99
- 100. LOT 100

GRAPHIC SCALE

1" = 100'

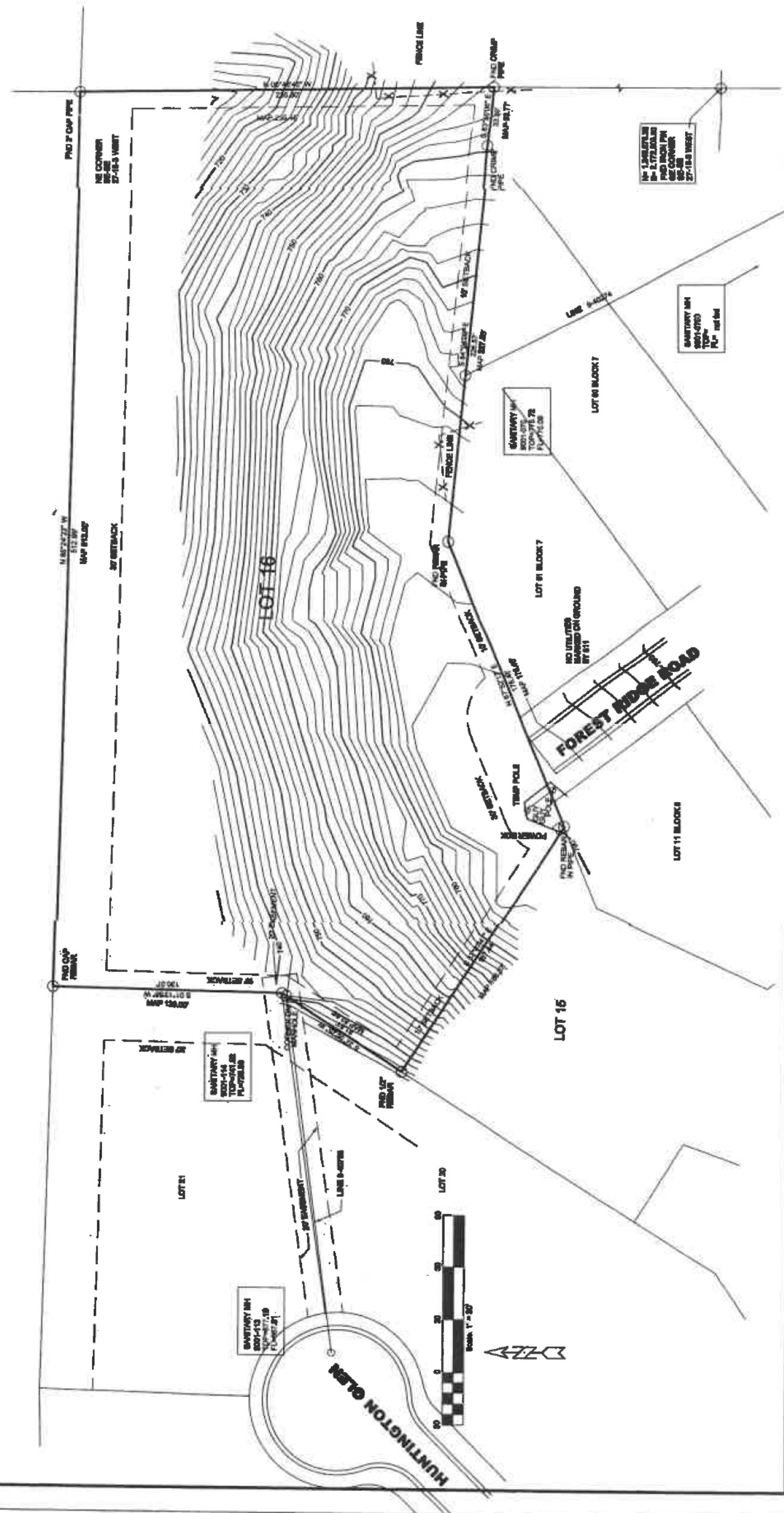
TYPICAL TRUCK TURNAROUND SECTION

TYPICAL STREET SECTION

TITLE	TOPGOLF-CENTRAL COURSE					
CLIENT:	CHASE COMMUNITY					
PROJECT:	LAY-OUT REVISIONS NUMBER					
DATE	DRAWN BY	CHECKED BY	JOB NO.	ISSUE	SCALE	DATE
			15313			8-29-10
REVISIONS						
NO.	DESCRIPTION	BY	DATE			

NOTES

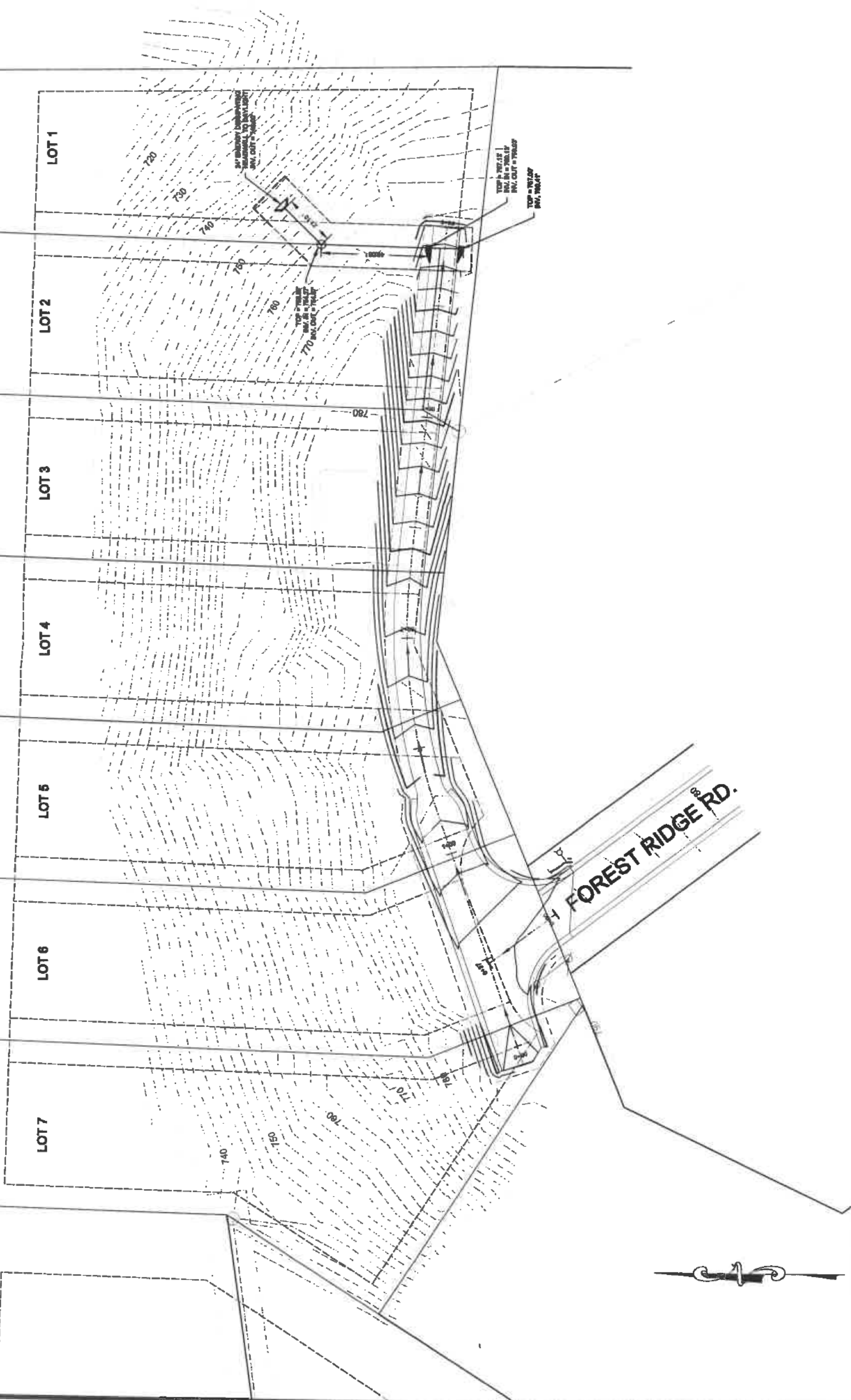
1. ELEVATIONS SHOWN ARE IN FEET.
2. CONTAINMENT INTERVAL = .25'
3. THIS PROPERTY LIES AT THE CORNER OF THE PIMA ROAD & STATE HIGHWAY 60.
4. THESE DIMENSIONS AND HEIGHT IS BASED ON ALABAMA STATE PLAT 487.
5. LOCATE ALL WAS CONTRACTED FOR UTILITY LOCATIONS ON POWER POLES HAS NONE BEEN MARKED WITHIN THE 40' FIRST TO THIS SITE. UNDERGROUND WATER DOES CROSS THE LOTTS NEXT TO THIS SITE.



EDG
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-8158
FAX - (205) 403-9175

**FOREST RIDGE ROAD
CITY OF HOMEWOOD
GRADING AND
DRAINAGE PLAN**

DATE	APPROVED BY
APPROVED BY	DATE
PROJECT NO.	PROJECT NO.
PROJECT NAME	PROJECT NAME
PROJECT LOCATION	PROJECT LOCATION
PROJECT OWNER	PROJECT OWNER





PROJECT NO.	120 BISHOP CIRCLE, SUITE 300
DATE	12/2002
DESIGNED BY	EDG
CHECKED BY	EDG
IN CHARGE	EDG
APPROVED BY	EDG

PROJECT NO.	120 BISHOP CIRCLE, SUITE 300
DATE	12/2002
DESIGNED BY	EDG
CHECKED BY	EDG
IN CHARGE	EDG
APPROVED BY	EDG

PROJECT NO.	120 BISHOP CIRCLE, SUITE 300
DATE	12/2002
DESIGNED BY	EDG
CHECKED BY	EDG
IN CHARGE	EDG
APPROVED BY	EDG

PROJECT NO.	120 BISHOP CIRCLE, SUITE 300
DATE	12/2002
DESIGNED BY	EDG
CHECKED BY	EDG
IN CHARGE	EDG
APPROVED BY	EDG

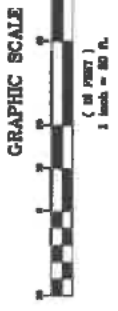
PROJECT NO.	120 BISHOP CIRCLE, SUITE 300
DATE	12/2002
DESIGNED BY	EDG
CHECKED BY	EDG
IN CHARGE	EDG
APPROVED BY	EDG

PROJECT NO.	120 BISHOP CIRCLE, SUITE 300
DATE	12/2002
DESIGNED BY	EDG
CHECKED BY	EDG
IN CHARGE	EDG
APPROVED BY	EDG



NOTE: THIS PLAN PROVIDES A GENERAL GUIDE FOR THE PLACEMENT OF EROSION CONTROL MEASURES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL APPROPRIATE EROSION CONTROL MEASURES ON EACH SITE.

LEGEND	
	CONSTRUCTION EXIT PILE
	TEMPORARY SEEDING
	SILT CONTROL
	MULCHING
	GRASS KEEPING
	SEDIMENT BARRIER
	CUT/LIT PROTECTION
	WATER EDDY PROTECTION



CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Wyatt Pugh, Director

Planning Commission
PUBLIC HEARING NOTICE

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

You are hereby notified of an online public hearing by the Homewood Planning Commission to be held at **6:00 P.M., on Tuesday, February 2, 2021. (SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

Chris Williams / Carlisle Creek Construction, LLC

for a proposed subdivision plat of land owned by:

Legacy Builders Group, LLC

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

1591 Forest Ridge Road

Parcel: 29-00-27-4-001-008.055

The proposal consists of a PRELIMINARY PLAT

Purpose:

Request for approval of a Preliminary Plat for the proposed development of a 7 lot subdivision.

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 certified U.S. mail on January 25, 2021, which is at least seven days before the fixed hearing date, to all property owners located adjacent to the subject property as their names and addresses appear in the Jefferson County Tax Assessor office.



Vicki Smith, AICP
Zoning Supervisor
PC CASE# PP 21-02-06

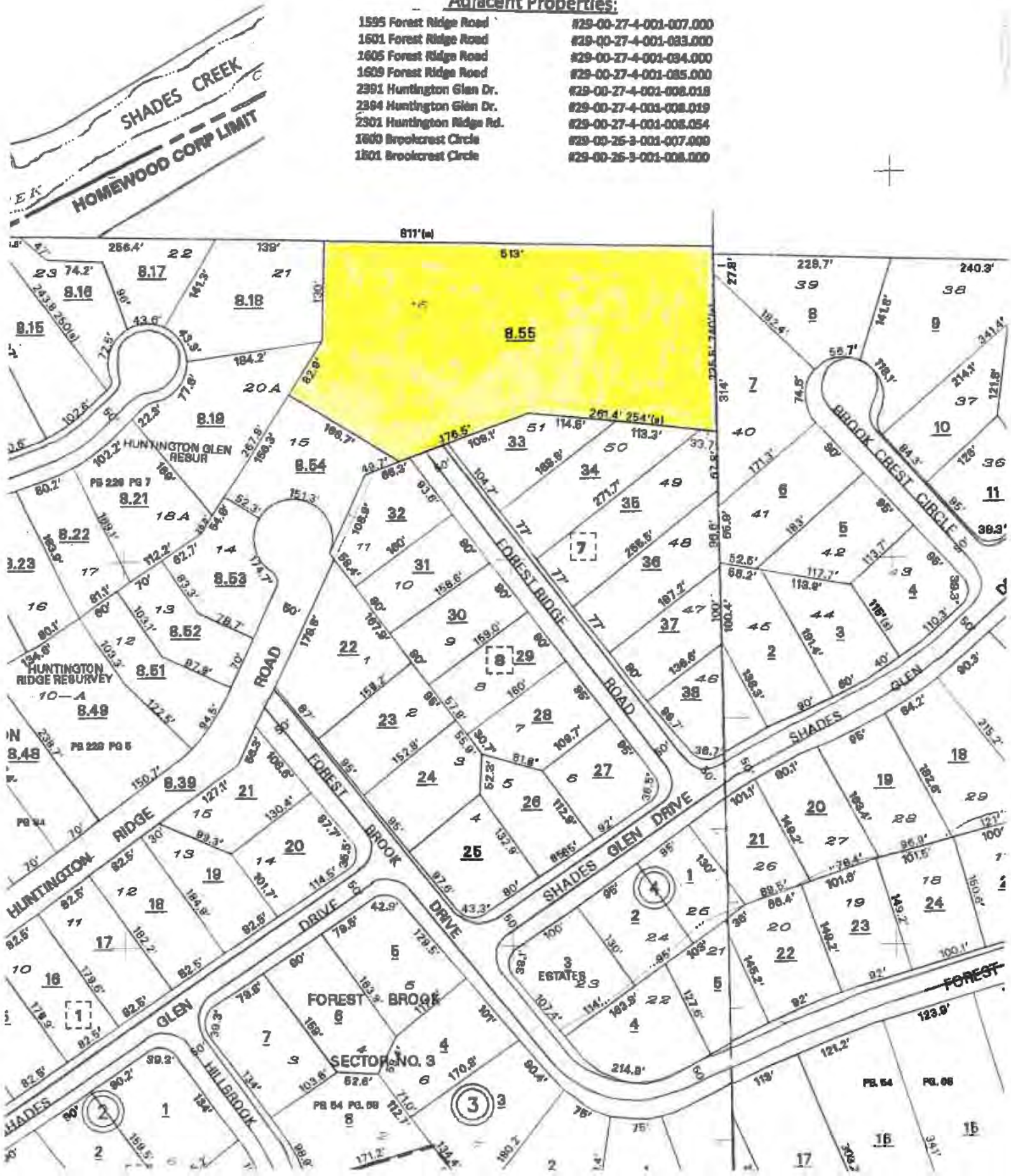
1591 Forest Ridge Road
Parcel ID# : 29-00-27-4-001-008.055

CASE # PP 21-02-06

(Preliminary Plat)

Adjacent Properties:

1595 Forest Ridge Road	#29-00-27-4-001-007.000
1601 Forest Ridge Road	#29-00-27-4-001-008.000
1605 Forest Ridge Road	#29-00-27-4-001-009.000
1609 Forest Ridge Road	#29-00-27-4-001-010.000
2391 Huntington Glen Dr.	#29-00-27-4-001-008.018
2394 Huntington Glen Dr.	#29-00-27-4-001-008.019
2301 Huntington Ridge Rd.	#29-00-27-4-001-008.054
1800 Brookcrest Circle	#29-00-26-3-001-007.000
1801 Brookcrest Circle	#29-00-26-3-001-008.000





1591 Forest Ridge Road