

Agenda
Homewood Planning Commission
Tuesday, March 2, 2021, 6:00 P.M.
CITY COUNCIL CHAMBERS
2850 19th Street South
Homewood, AL 35209

Note: This meeting is being held as a joint in-person/on-line meeting. If you prefer not to attend the meeting at Homewood City Hall, you may join on-line utilizing the following Zoom Instructions:

How to Join:

1st Option: Join on-line through your computer or app with this link: <https://zoom.us/j/81492616322>. 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 9261 6322**

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

Stuart Roberts	Winslow Armstead
Brady Wilson	Giani Respinto
Jennifer Andress	Patrick Harwell
John Krontiras	Paige Willcutt
Battalion Chief Brandon Broadhead	

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Special Election of Chairman Pro Tem**
- IV. Appointment of Nominating Committee**
- V. Minutes Approval**
- VI. Communications/Reports from Chairman & Vice Chairman**

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

VII. Old Business

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

Applicant(s): Tommy & Julie Cox; Owner(s): Same

Request for approval of a Resurvey subdividing 1 Parcel (1 Lot) into 2 Parcels (2 Lots) to facilitate new residential construction.

VIII. New Business

2) **Case # FD 21-03-02, 2611 18th Place South; Parcel ID: 28-00-7-2-025-001.000**

Applicant: Ryan Medley, Sain Associates, Property Owners, MAM Investments,

Request for approval of a Final Development Plan to permit the proposed construction of a one story building, comprising a total of 2,992 sq. ft. (Robertson Banking)

3) **Case # FP 21-03-07, 1591 Forest Ridge Road; Parcel ID: 29-00-27-4-001-008.055**

Applicant: Chris Williams, Carlisle Creek Construction, LLC; Property Owners: Legacy Builders Group, LLC; Request for approval of a Final Plat for the proposed development of a 7 lot subdivision. (Preliminary Plat approved by the Planning Commission on February 10, 2021 – Case # PP 21-02-06)

IX. Presentations/Communications to the Board

X. 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: 508 Tamworth Lane
 Date application filed: 11-9-20 Vacant lot(s)? yes
 Subdivision location: Hollywood
 Tax map Parcel I.D. Number(s): 28-00-17-2-002-014.001
 Acreage: 0.87 ACRES Number of proposed lots: 2
 Current Zoning: NPD Proposed land use: RESIDENTIAL

Activity requested by applicant: (please check as applicable)

Divide Property: ☒

Move lot line(s): _____

Combine Property: _____

Other: _____

Applicant: Thomas & Julie Cox

Owner: Thomas & Julie Cox

Phone: _____

Phone: _____

Address: 508 Tamworth Lane
Homewood AL 35209
 City State Zip

Address: 508 Tamworth Lane
Homewood, AL 35209
 City State Zip

Julie Cox
 Signature of Applicant

Julie Cox
 Signature of Owner

Registered Land Surveyor: Weiland Surveyors

Phone: _____

Address: 169 Oxmoor Rd.
Homewood AL 35209
 City State Zip

FOR CITY USE ONLY

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

\$ 200.00 Application fee* received on 11/9/20 by receipt # 321333

Application reviewed by Subdivision Administrator on _____

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

Application approved by Subdivision Administrator on _____

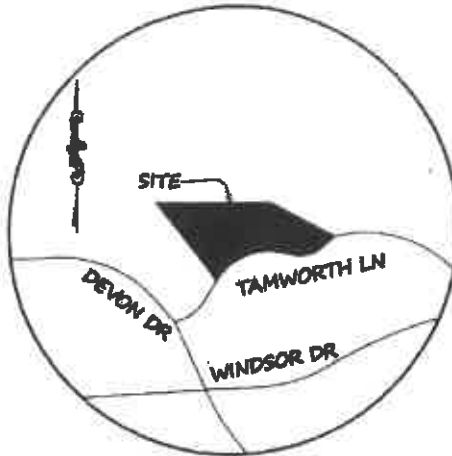
Action taken by Planning Commission (if applicable) _____

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

LEGEND

BLK. FT.	SQUARE FEET
AC	ACRES
±	MORE OR LESS
Δ	DELTA ANGLE
∠	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	LENGTH
SBMT	SETBACK
SR	SIGHTING
MS	MAP BOOK
PS	PAGE
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
O	ORIGIN SET
MM	MINIMUM
C	CENTERLINE
D.B.	DEED BOOK
±	NOT TO SCALE

VICINITY MAP N.T.S.



COX'S RESURVEY TAMWORTH LANE

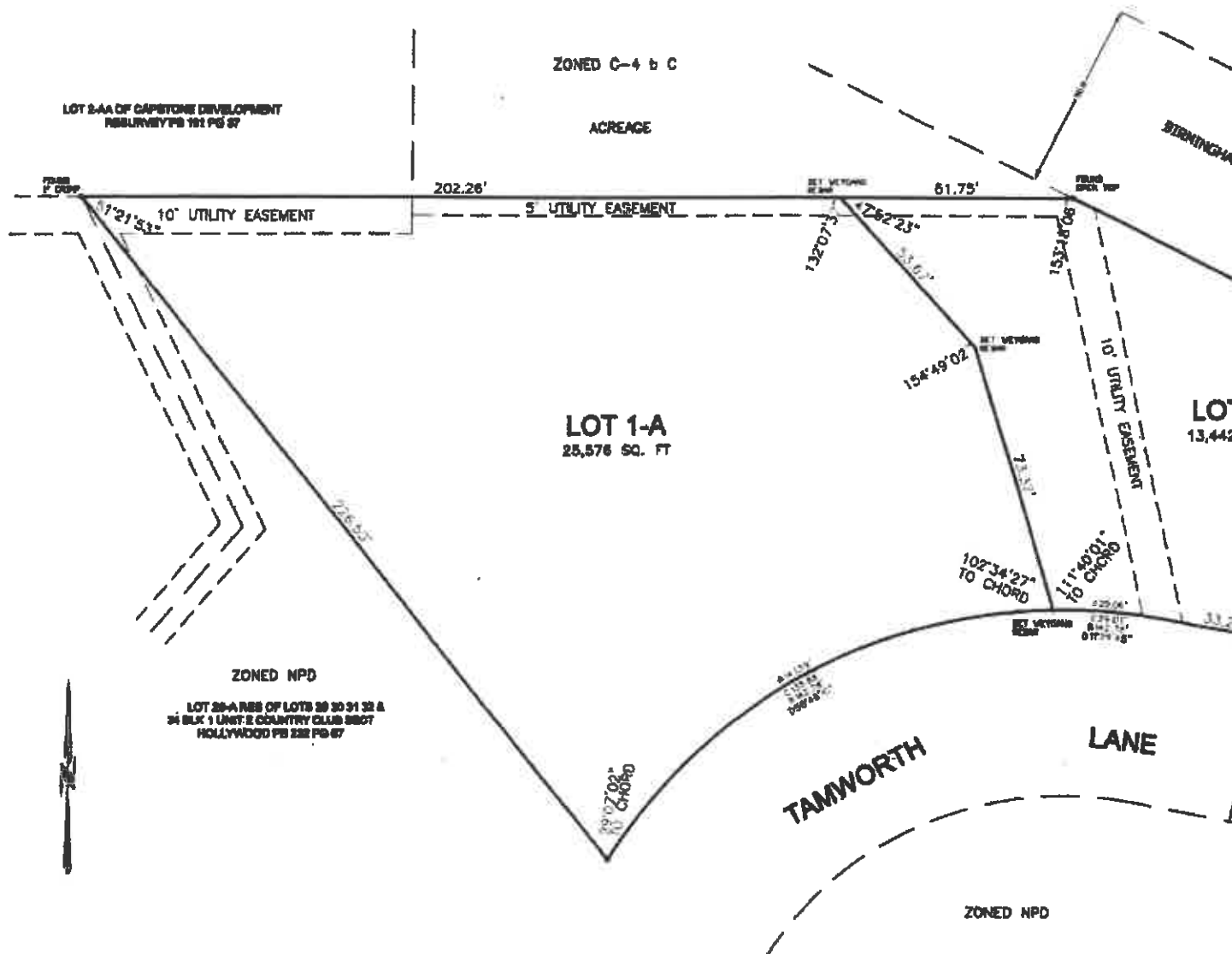
BEING A RESURVEY OF LOTS 10, 11, & 12, BLOCK C, OF SOUTH HIGHLAND LAND COMPANY'S ADDITION
AS RECORDED IN MAP BOOK 7, PAGE 3 IN THE OFFICE OF THE JUDGE OF PROBATE
JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH
RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

WEYGAND SURVEYORS, INC.

Ray Weygand, Reg. L.S. 004072
1000 General Road, Montgomery, AL 36108
Phone: (205) 942-0001 Fax: (205) 942-0002



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01073C0557H, DATED SEPTEMBER 3, 2010.

WEYGAND
SURVEYORS

**CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT**

2850 - 19th STREET SOUTH -4th Floor

HOMEWOOD ALABAMA 35209

**SCOTT MCBRAYER
MAYOR**

**PHONE - 205-332-6833
FAX -205-332-6955**

**WYATT PUGH
DEPARTMENT HEAD**

Memorandum

To: File HPC Case # #REF!

From: Hannah Smith

Date: October 15, 2020

**RE: NPD for 508 Tamworth Ln
Parcel ID# 28-00-17-2-002-014.001**

NPD Calculations for above address are as follows:

Impact Area	93,640 square feet
Number of Homes	7
Average Developed Density	13,377 square feet
Average Lot Width at Building Line	106 feet

The subject lot was calculated as 37,740 +/-square feet with a lot width of 293 feet.

This lot does meet the lot area minimum and /or lot width minimum under Neighborhood Preservation District Requirements. It COULD be subdivided into 2 lots. Each lot: an area of at least 13,377 square feet and lot width of at least 106 feet upon approval from Homewood City Boards. Please contact the Zoning Dept to continue the process.

PLEASE NOTE THAT THE CALCULATIONS PRESENTED ABOVE WERE OBTAINED FROM A TAX MAP AND AN ACTUAL SURVEY OF THE PROPERTY MAY REVEAL SUBTLE NUMERICAL DIFFERENCES IN LOT SIZE THAT WOULD AFFECT ALL CALCULATIONS PRESENTED HEREIN.

2020 NPD Calculation

The map displays a residential area with several streets: TAMWORTH LN, DOVER RD, DEVON DR, WINDSOR DR, and PUBLIC. Property parcels are outlined in yellow and labeled with numbers. A red hatched area is located near parcel 508. A blue line runs along the boundary of the red hatched area. A purple line runs along the boundary of a green hatched area. A yellow line runs along the boundary of a yellow hatched area. A scale bar at the bottom left indicates distances of 65, 130, and 260 Feet. A north arrow is located at the bottom left. A text box at the bottom right contains the following information:

Calculations:
 Created by Hannah Smith
 October 15, 2020
 County Tax Parcel Data as of 2020
 with ArcGIS 10.5

**Calculations:
Created by Hannah Smith
October 15, 2020
County Tax Parcel Data as of 2020
with ArcGIS 10.5**

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 a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at **6:00 P.M., on Tuesday, March 2, 2021.** As an option, the meeting is also being held as an on-line Zoom 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:

Thomas & Julie Cox

for a proposed subdivision plat of land owned by:

Thomas & Julie Cox

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

508 Tamworth Lane

Parcels: 28-00-17-2-002-014.001

The proposal consists of a RESURVEY

Purpose:

Request for approval of a Resurvey subdividing 1 Parcel (1 Lot) into 2 Parcels (2 Lots) 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 February 23, 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

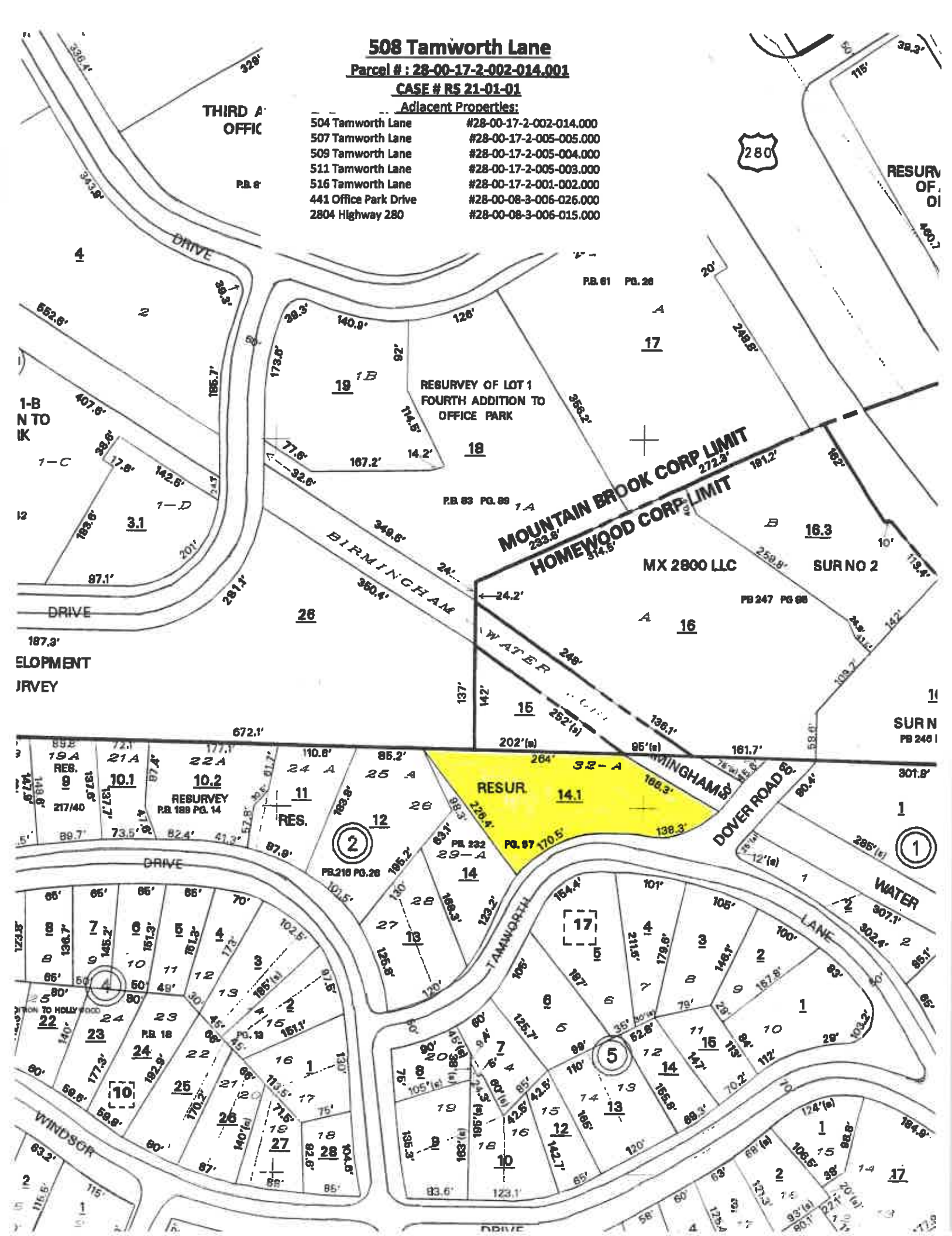
PC CASE# RS 21-01-01

Parcel # : 28-00-17-2-002-014.001

CASE # RS 21-01-01

Adjacent Properties:

504 Tamworth Lane	#28-00-17-2-002-014.000
507 Tamworth Lane	#28-00-17-2-005-005.000
509 Tamworth Lane	#28-00-17-2-005-004.000
511 Tamworth Lane	#28-00-17-2-005-003.000
516 Tamworth Lane	#28-00-17-2-001-002.000
441 Office Park Drive	#28-00-08-3-006-026.000
2804 Highway 280	#28-00-08-3-006-015.000



City of Homewood

508 Tamworth Ln

RS 21-01-01

Aerial Photo



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. 333-6828

508 Tamworth Ln – Street View



**Form I.
APPLICATION FOR SUBDIVISION PLAT APPROVAL
HOMEWOOD PLANNING COMMISSION**

1. Name of Subdivision FOREST RIDGE
2. Date application filed: FEB. 18, 2021 3. Requested hearing date: MARCH 2, 2021
4. Class of subdivision (as determined by Subdivision Administrator):
- | | |
|---|--|
| <input checked="" type="checkbox"/> Major subdivision | <input type="checkbox"/> Minor subdivision |
|---|--|
5. Type of subdivision activity:
- | | |
|---|--|
| <input checked="" type="checkbox"/> New subdivision | <input type="checkbox"/> Sketch plat |
| <input type="checkbox"/> Resurvey of subdivision | <input type="checkbox"/> Preliminary plat |
| <input type="checkbox"/> Vacation of plat | <input type="checkbox"/> Construction plans |
| | <input checked="" type="checkbox"/> Final plat |
7. Applicant: CHRIS WILLIAMS / CARLISLE CREEK CONSTRUCTION, LLC
- Phone: _____
- Address: P.O. BOX 651, HELENA, AL 35080
8. Owner: LEGACY BUILDERS GROUP, LLC
- Phone: SAME
- Address: SAME
9. Attorney or authorized agent: _____
- Phone: _____
- Address: _____
10. Engineer: EDG (ENGINEERING DESIGN GROUP)
- Phone: ()
- Address: 120 BISHOP CIRCLE, SUITE 300, PELHAM, AL 35124

11. Surveyor: JAMES M. RAY

Phone:

Address: P.O. Box 1185, SYLACAUGA, AL 35150

12. Subdivision location: 1591 FOREST RIDGE ROAD

13. Tax map parcel number(s): 24-00-27-4-001-002.055

14. Acreage: 2.89 ACRES

15. Number of lots: 7

16. Zoning: R-2 (DETACHED DWELLING UNIT DISTRICT)

17. Proposed land use: RESIDENTIAL

18. Development plan required?

19. Construction plans required? YES

(APPROVED 10/2/18)

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

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

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: MARCH 2, 2021

Application received by: FRED GOODWIN on FEBRUARY 18, 2021

Copies transmitted for staff review on

Staff comments received: Engineering Fire Dept. Other

Copies & reports transmitted to Planning Commission on

**A RESURVEY OF LOT 18
HUNTINGTON RIDGE AS
RECORDED IN MAP BOOK 210 PAGE 84**

**LOCATED IN THE SE1 4/ NE 1/4
SECTION 27 TOWNSHIP 18 SOUTH
RANGE 3 WEST
JEFFERSON COUNTY AL
CITY OF HOMEWOOD**



The map shows a network of roads. 'W. JAMES HWY' runs vertically on the left. 'KATZBERG RD' runs horizontally across the top. Another 'KATZBERG RD' runs diagonally from the top right towards the center. A third 'KATZBERG RD' runs horizontally at the bottom. The 'PROJECT SITE' is indicated by a line pointing to a specific location between the horizontal 'KATZBERG RD' and the diagonal one. A north arrow is in the bottom right corner.

FOREST RIDGE

♦ PROPOSED ADDITIONS TO COVENANTS & RESTRICTIONS:

Requirements
(*AGREED TO*
BY CITY of
Honolulu)

- 1) PRIVATE SUBDIVISION: COMMON ELEMENTS AND JOINT DRIVEWAY EASEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.**
- 2) SPRINKLER SYSTEMS: ALL HOMES TO BE BUILT TO HAVE RESIDENTIAL SPRINKLER SYSTEMS INSTALLED. ANY ADDITIONS, MODIFICATIONS OR HOMES RENOVATED OR RE-BUILT, WILL ALSO HAVE RESIDENTIAL SPRINKLER SYSTEMS INSTALLED.**
- 3) FIRE DEPT HAMMERHEAD: THERE IS CURRENTLY NO TURN-AROUND ON FOREST RIDGE. THE HAMMERHEAD, AT THE END OF FOREST RIDGE, TO BE BUILT ACCORDING TO EXISTING CODE, TO ENABLE THE FIRE DEPT TO TURN THEIR EQUIPMENT AROUND, INSTEAD OF BACKING DOWN THE STREET.**
- 4) FIRE HYDRANT: THERE IS CURRENTLY NO FIRE HYDRANT ON FOREST RIDGE. A FIRE HYDRANT WILL BE INSTALLED AT THE END OF FOREST RIDGE TO ENHANCE FIRE PROTECTION TO THE ENTIRE COMMUNITY.**
- 5) PRIVATE DRIVE: THERE WILL BE A 25 FT EASEMENT, ALONG THE SOUTH BOUNDARY OF THE PROPERTY, TO INSTALL UTILITIES AND A 12 FT PAVED PRIVATE DRIVE TO ACCESS HOMES. NO PARKING SHALL BE ALLOWED ON THE PRIVATE DRIVE. NO OBSTRUCTIONS (WALLS, FENCES, SHRUBBERY OR TREES), SHALL BE ALLOWED WITHIN 10 FT OF THE PAVEMENT TO ALLOW THE FIRE DEPT UNOBSTRUCTED ACCESS TO ALL HOMES.**

Better Homes Builder, LLC.

**TO: Fire Marshall Nick Hill
City of Homewood
2850 19th St South
Homewood, AL 35209**

August 27, 2018

**From: Steve Chambers
G. Forrest Chambers
Better Homes Builder, LLC
323 Dixon Ave
Homewood, AL 35209**

**Re: Agreements, Commitments and Covenants for the Forest Ridge Addition
Regarding Residential Sprinkler Systems for All Homes**

The Owner, Developer and Builder of this Property (Forest Ridge) hereby covenant and agree to ensure that 100% of all homes to be built on the 7 lots shall install Residential Sprinkler Systems. Said Sprinkler Systems shall meet the requirements of the City of Homewood Fire Department and all inspections related therein. This agreement shall survive the recordation of the Record Map, by recording Covenants and Restrictions that will run with the land, and cannot be removed without the City of Homewood's approval. Said Agreement, Commitment, and Covenants shall include not only all homes to be built on the lots, but also any additions, modifications or alterations of homes built. It will also require Sprinkler systems for any remodeling, additions, and homes re-built.

Approved and Agreed



Owner

Better Homes Builder, LLC

By: 

Developer and Builder: It's Member

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**

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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 FINAL PLAT

Purpose:

Request for approval of a Final 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 February 23, 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

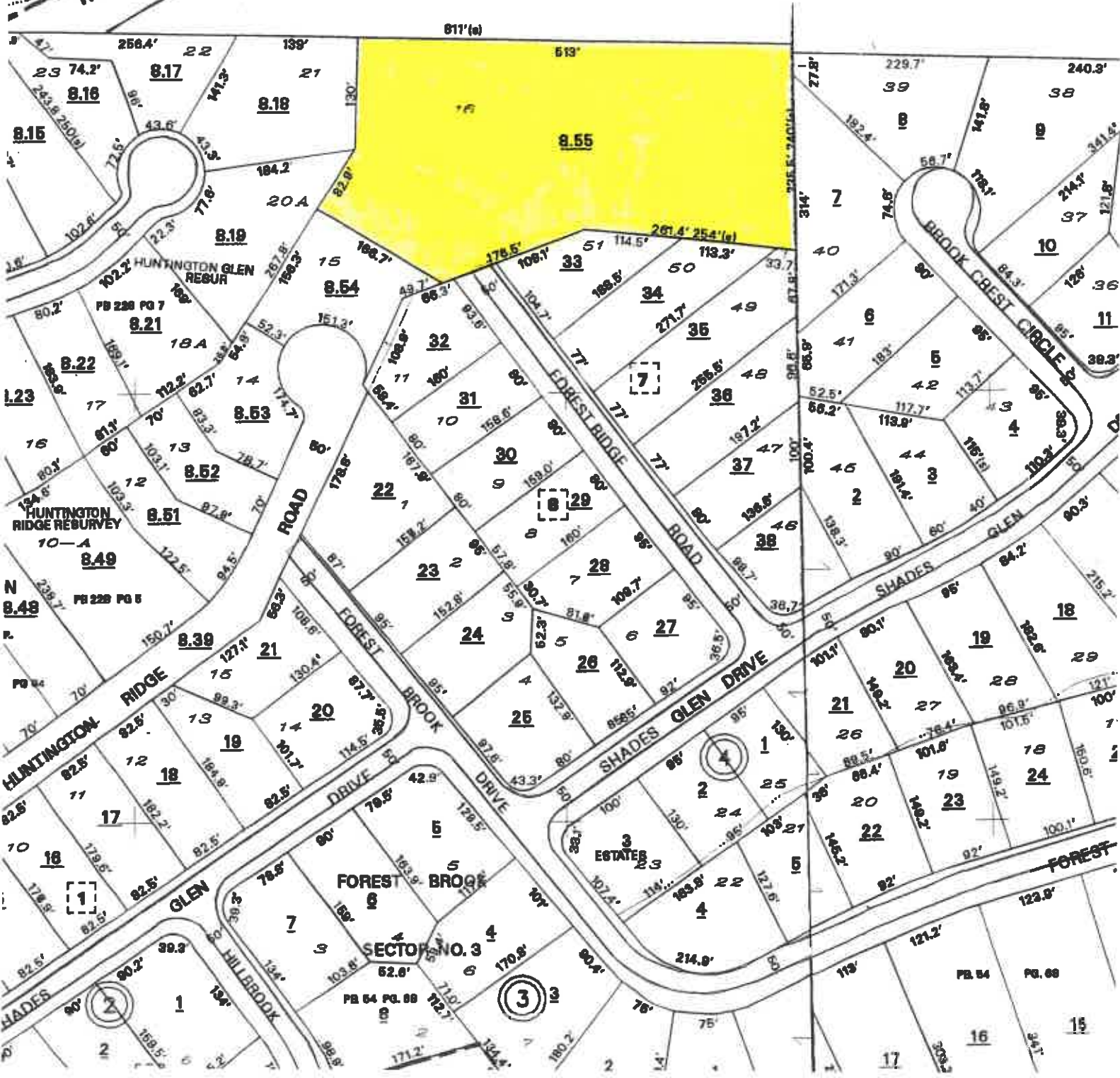
PC CASE# FP 21-03-07

1591 Forest Ridge Road
Parcel ID# : 29-00-27-4-001-008.055
CASE FP 21-03-07
(FINAL 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
1600 Brookcrest Circle	#29-00-26-3-001-007.000
1601 Brookcrest Circle	#29-00-26-3-001-008.000

SHADES CREEK
HOMEWOOD CORP LIMIT





1591 Forest Ridge Road

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

1. Name of development: Robertson Banking
2. Date application filed: January 6, 2021 3. Requested hearing date: March 2, 2021
4. Approval requested by this application
- ____ Preliminary Development Plan
- ____ Amendment to Preliminary Development Plan
- X Final Development Plan
- ____ Amendment to Final Development Plan
5. Applicant: Ryan Medley, Sain Associates, Inc.
- Phone: _____
- Address: 2 Perimeter Park South Suite 500 E, Birmingham, AL 35243
6. Owner: Michael Mouron, MAM Investments, LLC (Lessor)
- Phone: _____
- Address: 402 Office Park Drive Suite 150, Birmingham, AL 35223
7. Attorney or authorized agent: Rusty Boylan, MAM Investments, LLC
- Phone: _____
- Address: 402 Office Park Drive Suite 150, Birmingham, AL 35223
8. Engineer: Darren Hamrick, Sain Associates, Inc.
- Phone: 205-444-1111
- Address: 2 Perimeter Park South Suite 500 E, Birmingham, AL 35243
9. Surveyor: Matt Lackey, Sain Associates, Inc.
- Phone: _____
- Address: 2 Perimeter Park South Suite 500 E, Birmingham, AL 35243

10. Development Address(s): 2611 18th Place South, Homewood, AL 35209

11. Tax map parcel number(s): 28-00-07-2-025-001.000

12. Acreage: 0.33 AC 13. Zoning: C4-A Retail Shopping District

14. Check all submissions with this application:

☒ X checklist

☒ X application fee

☒ X original plan in D-size

☒ X two (2) copies of plan

☒ X eleven by seventeen (11x17) of plan

☒ X proof of ownership - see Partial Lease Assignment, Lease Amendment, Grand Lease

Signature of applicant: Ryan Madley

Signature of authorized agent or attorney: Russell B. Keefler

Signature of authorization by owner: Nicholas A. Noma

For City Use Only:

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

Scheduled hearing date: MARCH 2, 2021

Application received by: VICKI SMITH on JAN, 6, 2021

GRAPHIC SCALE



(1" = 100')

LEGEND

- OWNER AND GUTTER
- PROPERTY LINE
- BUILDING FOOTPRINT
- RETAINING WALL
- SEWER
- ASPHALT PAVING
- PARKING CURB
- LANDSCAPE PAVING LABEL
- PIPE DRAINAGE (LAND POOL)
- TELLER STATIONS SPACES
- TREE



DATE	
BY	
CHECKED	
APPROVED	

S A I
SOCIETIES
INCORPORATED
1000 10th Ave. S.E.
Birmingham, Alabama 35203
(205) 944-0000
www.saiinc.com



CONCEPTUAL LAYOUT PLAN
ROBERTSON HARKINS
BIRMINGHAM, ALABAMA
MAIN INVESTMENT, LLC
BIRMINGHAM, ALABAMA

DATE	10-1-20
SCALE	1" = 100'
BY	SAI
CHECKED	SAI
APPROVED	SAI

C1

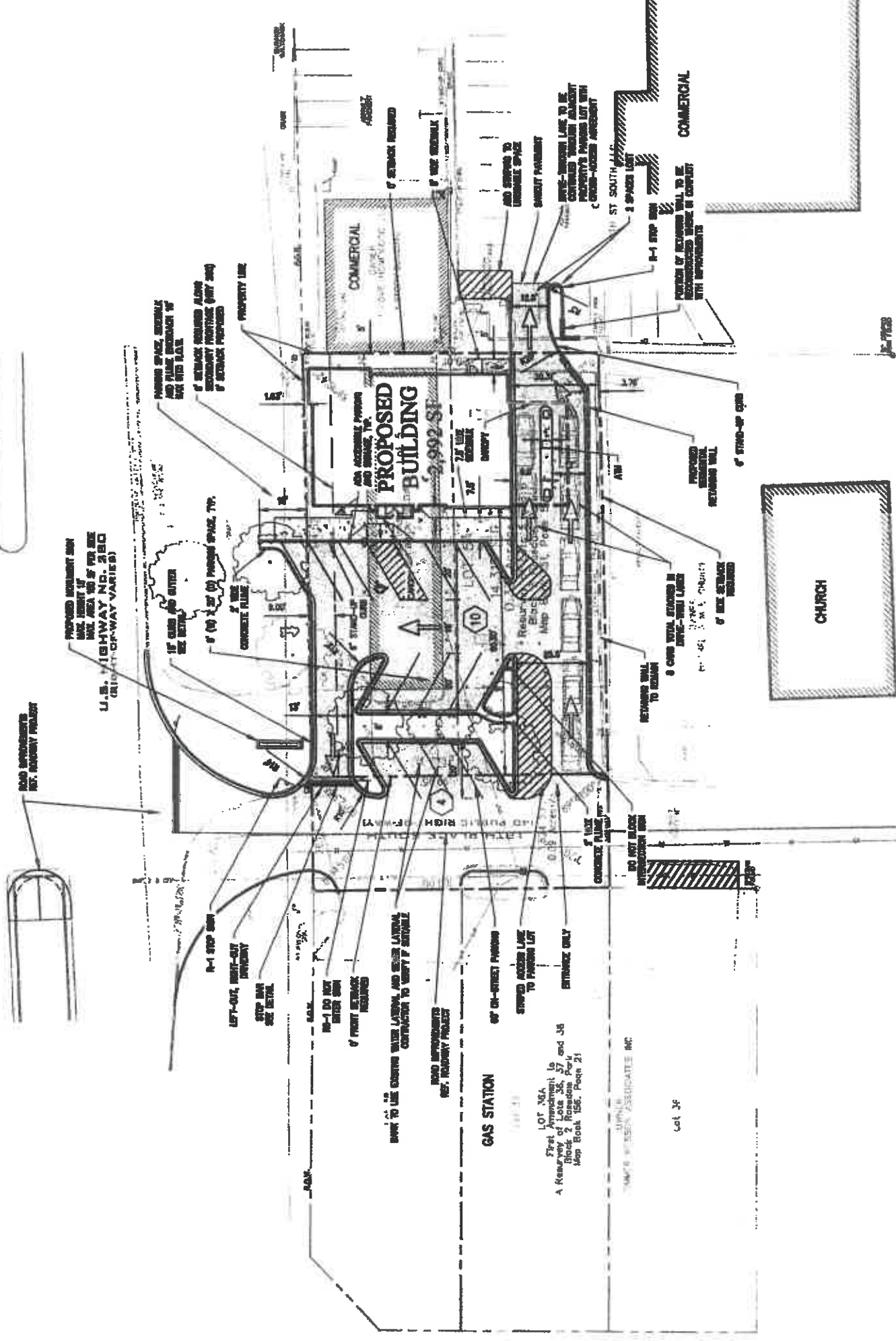
FOR APPROVAL
NOT FOR CONSTRUCTION

DEVELOPMENT SCHEDULE
MAY 2021 - JANUARY 2022

- LEGEND:**
- OWNER AND GUTTER
 - PROPERTY LINE
 - BUILDING FOOTPRINT
 - RETAINING WALL
 - SEWER
 - ASPHALT PAVING
 - PARKING CURB
 - LANDSCAPE PAVING LABEL
 - PIPE DRAINAGE (LAND POOL)
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 - LANDSCAPE PAVING LABEL
 - PIPE DRAINAGE (LAND POOL)
 - TELLER STATIONS SPACES
 - TREE

SITE DATA:

- LOT DATA:**
- LOT 10: 10.00 ACRES
 - LOT 11: 10.00 ACRES
 - LOT 12: 10.00 ACRES
 - LOT 13: 10.00 ACRES
 - LOT 14: 10.00 ACRES
 - LOT 15: 10.00 ACRES
 - LOT 16: 10.00 ACRES
 - LOT 17: 10.00 ACRES
 - LOT 18: 10.00 ACRES
 - LOT 19: 10.00 ACRES
 - LOT 20: 10.00 ACRES
 - LOT 21: 10.00 ACRES
 - LOT 22: 10.00 ACRES
 - LOT 23: 10.00 ACRES
 - LOT 24: 10.00 ACRES
 - LOT 25: 10.00 ACRES
 - LOT 26: 10.00 ACRES
 - LOT 27: 10.00 ACRES
 - LOT 28: 10.00 ACRES
 - LOT 29: 10.00 ACRES
 - LOT 30: 10.00 ACRES
 - LOT 31: 10.00 ACRES
 - LOT 32: 10.00 ACRES
 - LOT 33: 10.00 ACRES
 - LOT 34: 10.00 ACRES
 - LOT 35: 10.00 ACRES
 - LOT 36: 10.00 ACRES
 - LOT 37: 10.00 ACRES
 - LOT 38: 10.00 ACRES
 - LOT 39: 10.00 ACRES
 - LOT 40: 10.00 ACRES
 - LOT 41: 10.00 ACRES
 - LOT 42: 10.00 ACRES
 - LOT 43: 10.00 ACRES
 - LOT 44: 10.00 ACRES
 - LOT 45: 10.00 ACRES
 - LOT 46: 10.00 ACRES
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 - LOT 58: 10.00 ACRES
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 - LOT 62: 10.00 ACRES
 - LOT 63: 10.00 ACRES
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 - LOT 92: 10.00 ACRES
 - LOT 93: 10.00 ACRES
 - LOT 94: 10.00 ACRES
 - LOT 95: 10.00 ACRES
 - LOT 96: 10.00 ACRES
 - LOT 97: 10.00 ACRES
 - LOT 98: 10.00 ACRES
 - LOT 99: 10.00 ACRES
 - LOT 100: 10.00 ACRES
- UTILITIES:**
- 10" WATER MAIN
 - 10" GAS MAIN
 - 10" SEWER MAIN
 - 10" RAINWATER MAIN
 - 10" ELECTRIC MAIN
 - 10" TELEPHONE MAIN
 - 10" CABLE MAIN
 - 10" FIBER OPTIC MAIN
 - 10" RAILROAD MAIN
 - 10" AIRCRAFT MAIN
 - 10" HIGHWAY MAIN
 - 10" CANAL MAIN
 - 10" RIVER MAIN
 - 10" LAKE MAIN
 - 10" OCEAN MAIN
 - 10" MOUNTAIN MAIN
 - 10" PLAIN MAIN
 - 10" DESERT MAIN
 - 10" TUNDRA MAIN
 - 10" STEPPE MAIN
 - 10" SAVANNAH MAIN
 - 10" GRASSLAND MAIN
 - 10" WOODLAND MAIN
 - 10" FOREST MAIN
 - 10" MOUNTAIN MAIN
 - 10" PLAIN MAIN
 - 10" DESERT MAIN
 - 10" TUNDRA MAIN
 - 10" STEPPE MAIN
 - 10" SAVANNAH MAIN
 - 10" GRASSLAND MAIN
 - 10" WOODLAND MAIN
 - 10" FOREST MAIN
- PROPOSED:**
- 10" WATER MAIN
 - 10" GAS MAIN
 - 10" SEWER MAIN
 - 10" RAINWATER MAIN
 - 10" ELECTRIC MAIN
 - 10" TELEPHONE MAIN
 - 10" CABLE MAIN
 - 10" FIBER OPTIC MAIN
 - 10" RAILROAD MAIN
 - 10" AIRCRAFT MAIN
 - 10" HIGHWAY MAIN
 - 10" CANAL MAIN
 - 10" RIVER MAIN
 - 10" LAKE MAIN
 - 10" OCEAN MAIN
 - 10" MOUNTAIN MAIN
 - 10" PLAIN MAIN
 - 10" DESERT MAIN
 - 10" TUNDRA MAIN
 - 10" STEPPE MAIN
 - 10" SAVANNAH MAIN
 - 10" GRASSLAND MAIN
 - 10" WOODLAND MAIN
 - 10" FOREST MAIN
- EXISTING:**
- 10" WATER MAIN
 - 10" GAS MAIN
 - 10" SEWER MAIN
 - 10" RAINWATER MAIN
 - 10" ELECTRIC MAIN
 - 10" TELEPHONE MAIN
 - 10" CABLE MAIN
 - 10" FIBER OPTIC MAIN
 - 10" RAILROAD MAIN
 - 10" AIRCRAFT MAIN
 - 10" HIGHWAY MAIN
 - 10" CANAL MAIN
 - 10" RIVER MAIN
 - 10" LAKE MAIN
 - 10" OCEAN MAIN
 - 10" MOUNTAIN MAIN
 - 10" PLAIN MAIN
 - 10" DESERT MAIN
 - 10" TUNDRA MAIN
 - 10" STEPPE MAIN
 - 10" SAVANNAH MAIN
 - 10" GRASSLAND MAIN
 - 10" WOODLAND MAIN
 - 10" FOREST MAIN
- ADDITIONAL:**
- 10" WATER MAIN
 - 10" GAS MAIN
 - 10" SEWER MAIN
 - 10" RAINWATER MAIN
 - 10" ELECTRIC MAIN
 - 10" TELEPHONE MAIN
 - 10" CABLE MAIN
 - 10" FIBER OPTIC MAIN
 - 10" RAILROAD MAIN
 - 10" AIRCRAFT MAIN
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 - 10" DESERT MAIN
 - 10" TUNDRA MAIN
 - 10" STEPPE MAIN
 - 10" SAVANNAH MAIN
 - 10" GRASSLAND MAIN
 - 10" WOODLAND MAIN
 - 10" FOREST MAIN



GRAPHIC SCALE



(1" = 100')
1" = 100' = 30.48 m.

LEGEND

- CURB AND GUTTER
- PROPERTY LINE
- SEWER FOOTPRINT
- RETAINING WALL
- SEWERAGE
- ASPHALT PAVING
- PARKING CURB
- LANDSCAPING PAVING LANE
- PYRE BOLLARD (BLIND POST)
- TALLER STANDING SPACER
- PROPOSED TREE
- EXISTING TREE

REMOVED TREES: 0 (2 LANE, 3 SMALL)
PROPOSED TREES: 0 (2 LANE, 3 SMALL)
ONE LANE REQUIRED TREE TO BE LOCATED IN RAIL
PARKING LOT IS LESS THAN 600 SF, VARIANCE
REQUIRED FROM THE PARKING LANDSCAPING CRP
REQUIREMENT AS SHOWN.

APPROXIMATE LOCATION OF
EXISTING TREES TO REMAIN

U.S. HIGHWAY NO. 200
(RIGHT-OF-WAY VARIATION)

ONE REMOVED LANE TREE
TO BE LOCATED IN RAIL

VARIANCE REQUIRED FROM IF LANDSCAPE
PERMITTER REQUIREMENT FOR PARKING LOTS

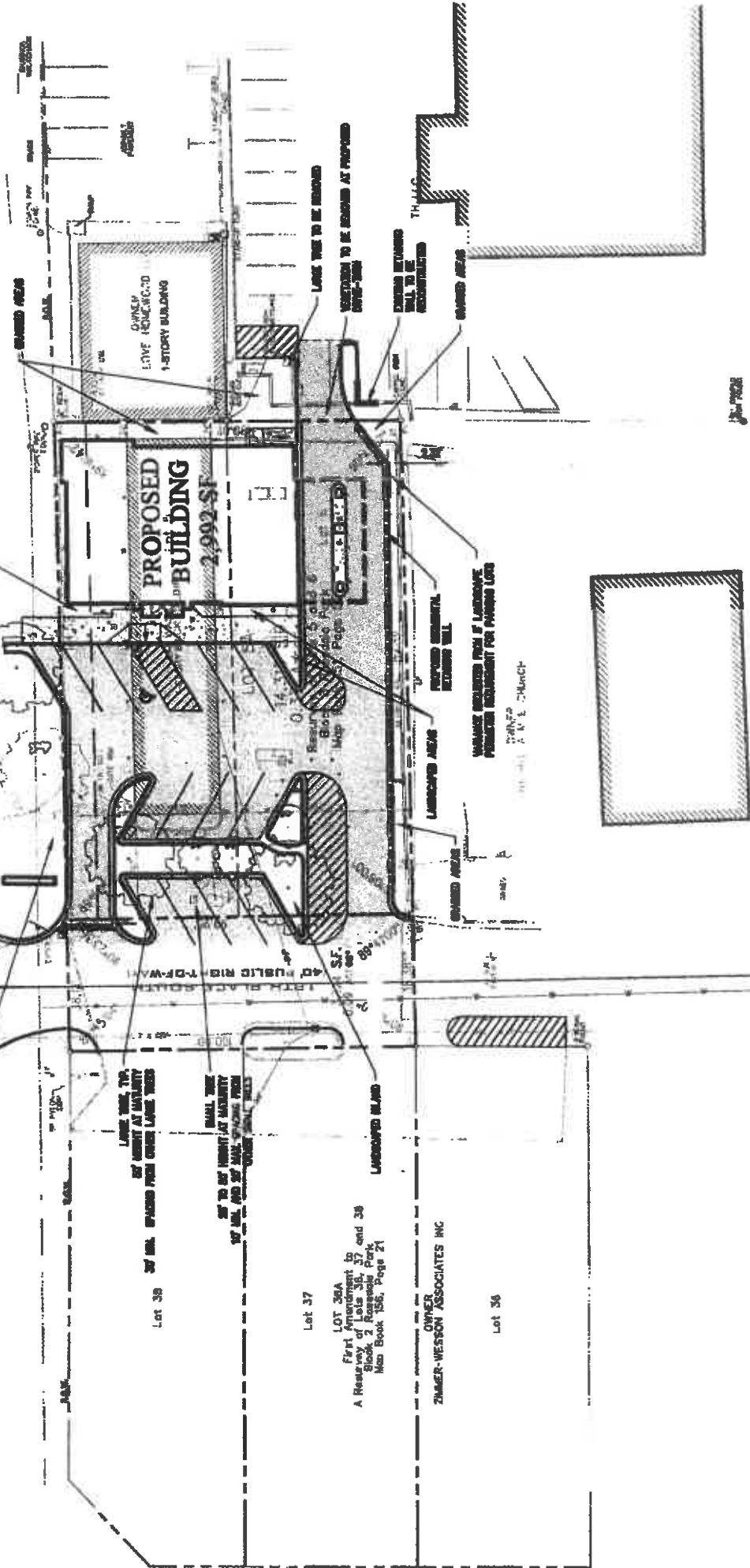
LANE TREE, TWO
10' MINIMUM AT MAXIMUM
10' MIN. SPACING FROM OTHER LANE TREES

SMALL TREE
10' TO 15' MINIMUM AT MAXIMUM
10' MIN. AND 20' MAX. SPACING FROM
OTHER SMALL TREES

Lot 37
Lot 38A
First Amendment to
A Resurvey of Lots 36, 37 and 38
Block 2, Rainsford Park
Map Book 156, Page 21

OWNER
ZIMMER-WEISS ASSOCIATES INC

Lot 36



FOR APPROVAL
NOT FOR CONSTRUCTION

C1A

DATE: 11-11-2011
TIME: 11:11 AM

DATE: 11-11-2011
TIME: 11:11 AM

DATE: 11-11-2011
TIME: 11:11 AM

LANDSCAPING CONCEPT
ROBERTSON BAKING
BIRMINGHAM, ALABAMA
MAY INVESTMENTS, LLC
BIRMINGHAM, ALABAMA



SAIM ASSOCIATES
1000 Parkway Park South
Birmingham, Alabama 35203
Phone: (205) 967-0000
Website: www.saim.com

6 REQUESTED VARIANCES

THE EDITOR

LANCASHIRE COUNTY
NON RESIDENT BANKING
HOUMWOOD, ALABAMA
MAINTENANCE, LLC
WATKINS, ALABAMA

S A I N T ASSOCIATES
The Portland Park South
Sales and Leasing
Department
10000 N. Williams Street
Portland, Oregon 97228
Phone (503) 596-0200
Website: www.sai.com

IS-06-C	BK
IS-07-B	MGR TOTAL
E-E-I	MR
JW-08	AL "C"
KR-09-C	RN
TOT TOT	ALL TOTES

[illegible]

附：(附註)

STANDARD	
ADDITIONAL PAGES	
THESE ARE THE	
REMARKS OF THE	
REPORTING OFFICER	
AND ANY OTHER	

總發行所 東京 丸の内區 有樂町一丁目 丸の内郵便局附屬ビル
 電話 二六三三

ONE LARGE BEDROOM WERE TO BE LOCATED IN BLOCK
FURNISHED LAY IN LESS THAN 3000 SF. WORKING
RECORDED FROM 17 THE FURNITURE LAMINATED STEP
REPRESENT AS THE.

U.S. HIGHWAY NO. 280
(RIGHT-OF-WAY VARIATION)

PROPOSED
BUILDING

**First Amendment to
A Highway of Lots 36, 37 and 38
Block 2 Roundvale Park
Map Book 158, Page 21**

**OWNER
ZIMMER-WESSON ASSOCIATES, INC.**

95 103

天龍地

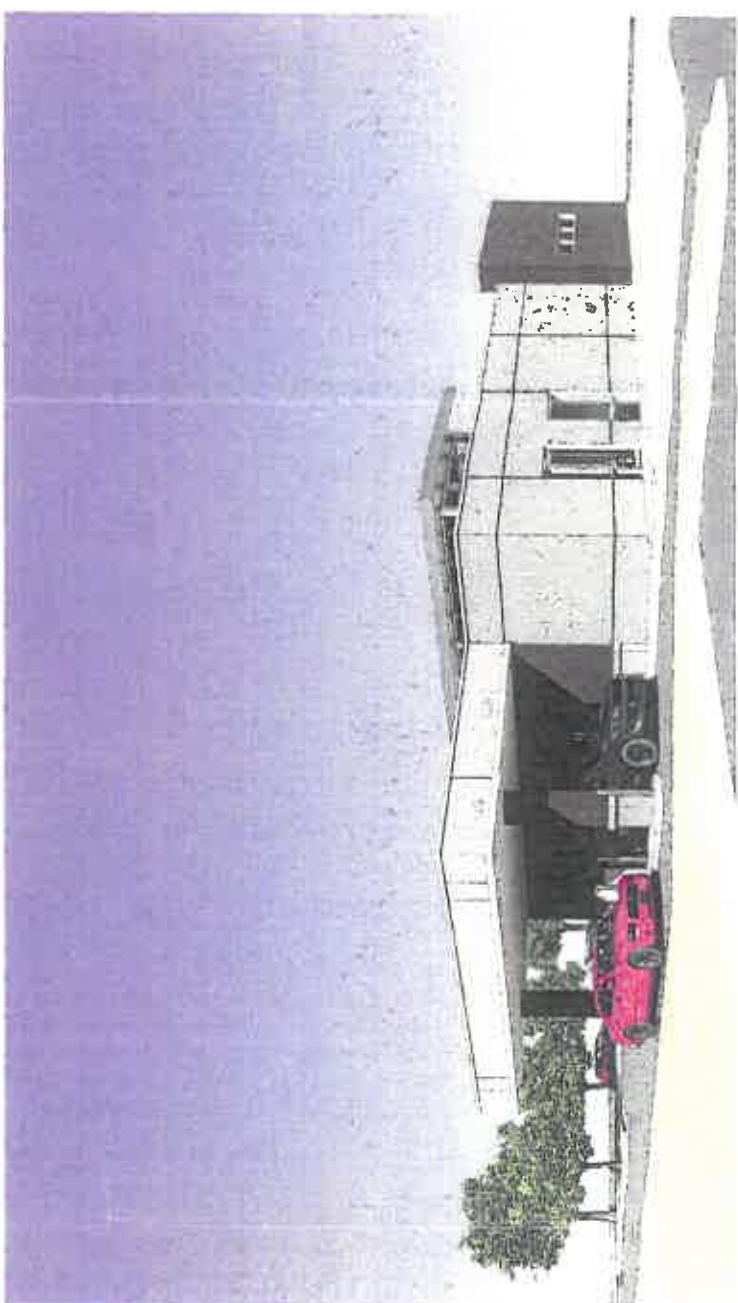
3D rendering and floor plan representation of the proposed building. The rendering is for informational purposes only and does not constitute a contract. The rendering is based on the information provided by the client and is subject to change without notice. The rendering is not to be used for any other purpose without the written consent of the architect.

201

DATE	BY	DATE	DESCRIPTION
1		01/05/2021	BT PRE-APP PLANS

PROJECT INFORMATION BLOCK	
JOB #	200001
DATE	01/05/2021
DRAWN BY:	AG
CHECKED BY:	GW
SHEET TITLE	

3D REPRESENTATION	
SHEET NUMBER	
A_300	



[illegible]

Real

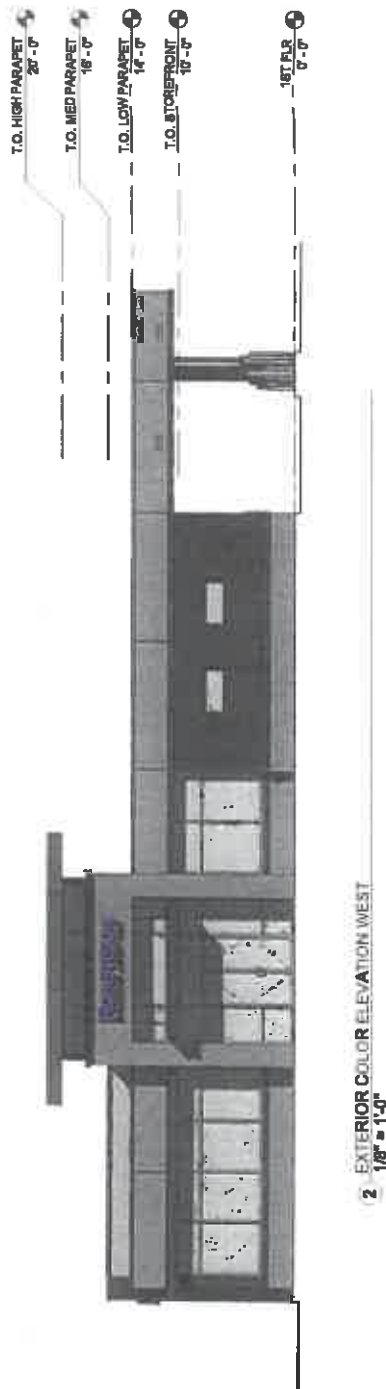
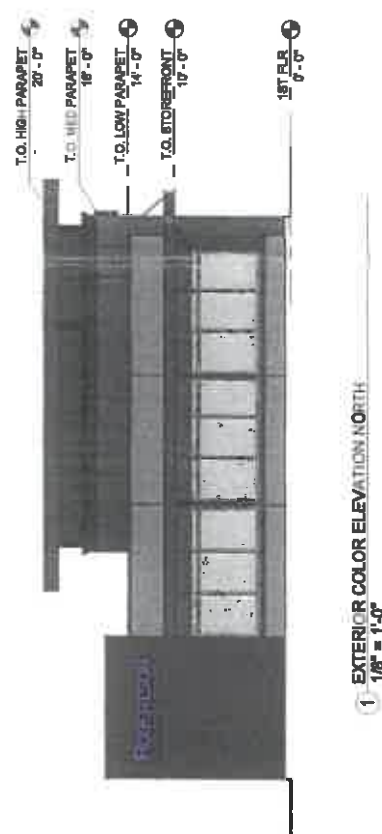
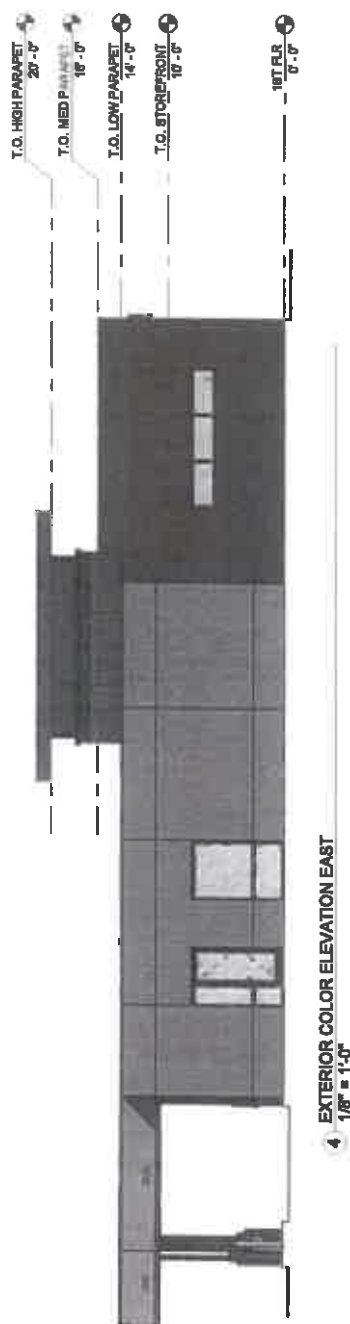
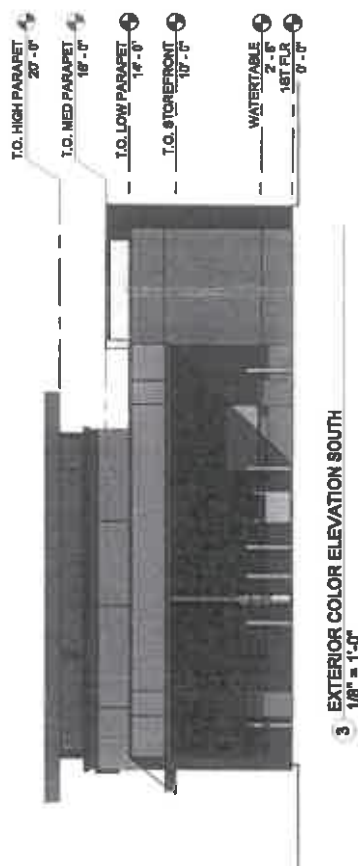
ISSUE BY	DATE	DESCRIPTION
1	01/05/2021	SITE PRE-APP PLANS

PROJECT INFORMATION BLOCK
JOB # 200081 DATE: 01/01/2021 DRAWN BY: JLG CHECKED BY: GW
SHEET TITLE

EXTERIOR ELEVATIONS

REFERENCES

A 200



Abstract

3D REPRESENTATION

2000

PROJECT INFORMATION BLOCK	
POS #	200001
DATE	02/12/2001
DRAWN BY	A.B.
CHECKED BY	GW

[illegible]

三

[illegible]

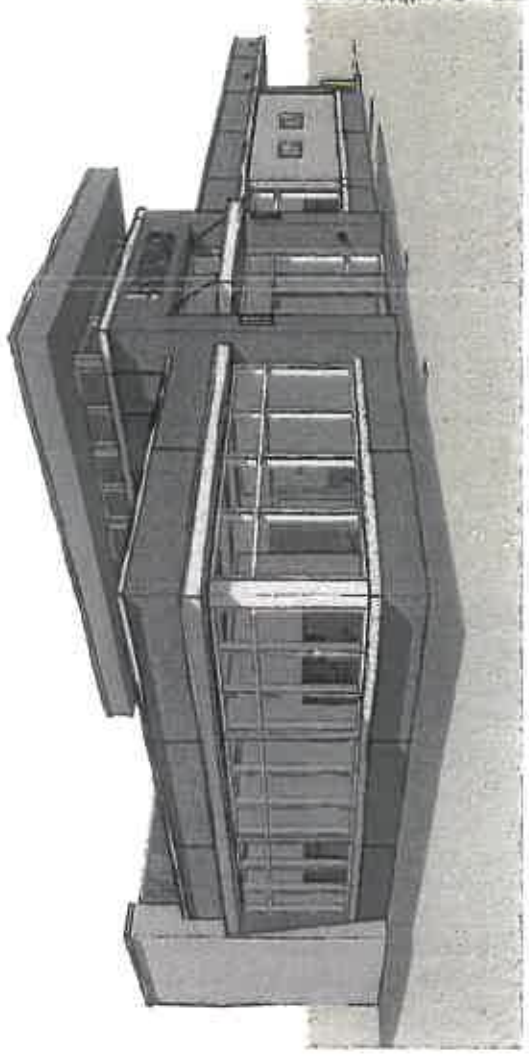
ROBERTSON BANKING
2611 18TH PLACE SOUTH
HOMEMOOD, AL 35209

ROBERTSON
BANKING COMPANY

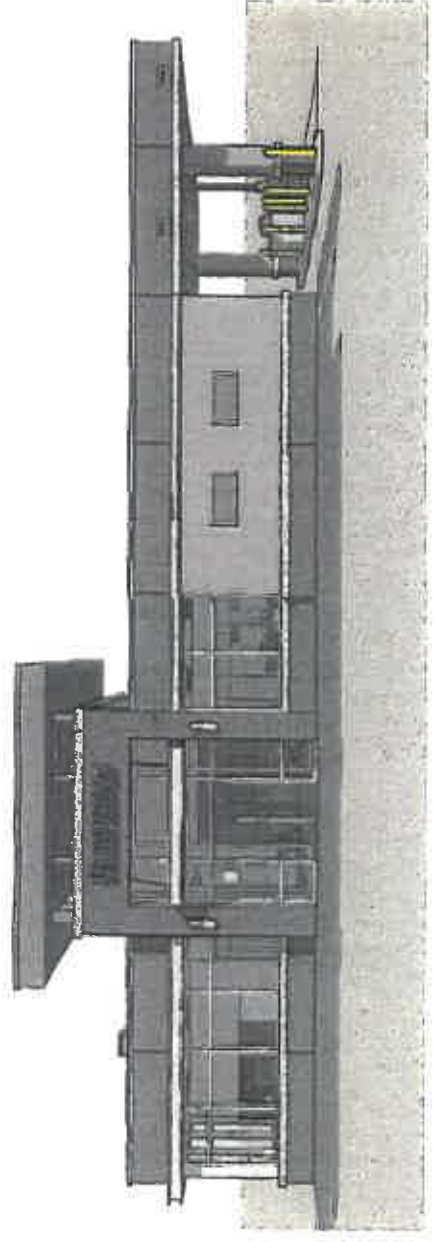
400 N Ashley Drive,
Suite 400
Tampa, FL 33602
P: 813-423-9333
Lin. #: AA-000070
W: www.bdg.com

bdg
architects
1000 14th Street, Suite 1000
San Francisco, CA 94103
415.774.2200
www.bdgarchitects.com

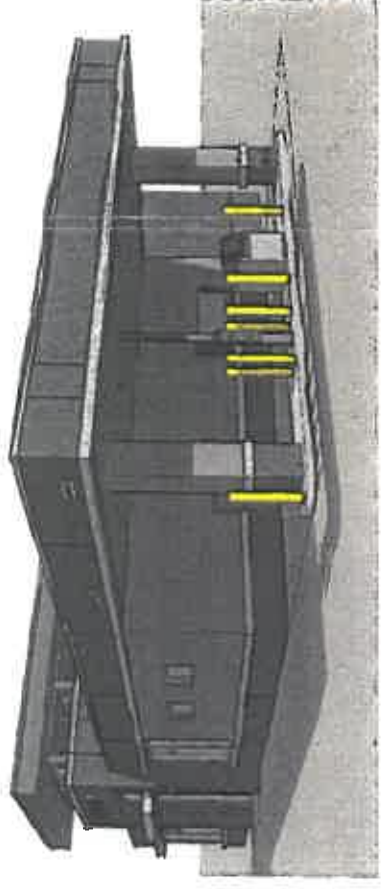
3D View 3	3
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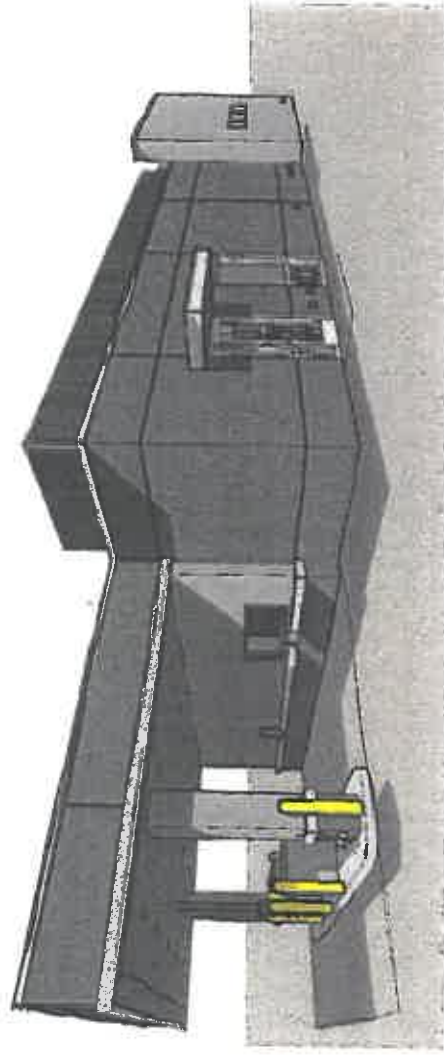
3D View 4	4
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3D View 3	3
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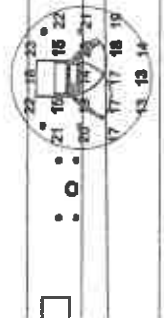


3D View 4	4
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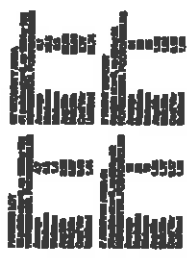




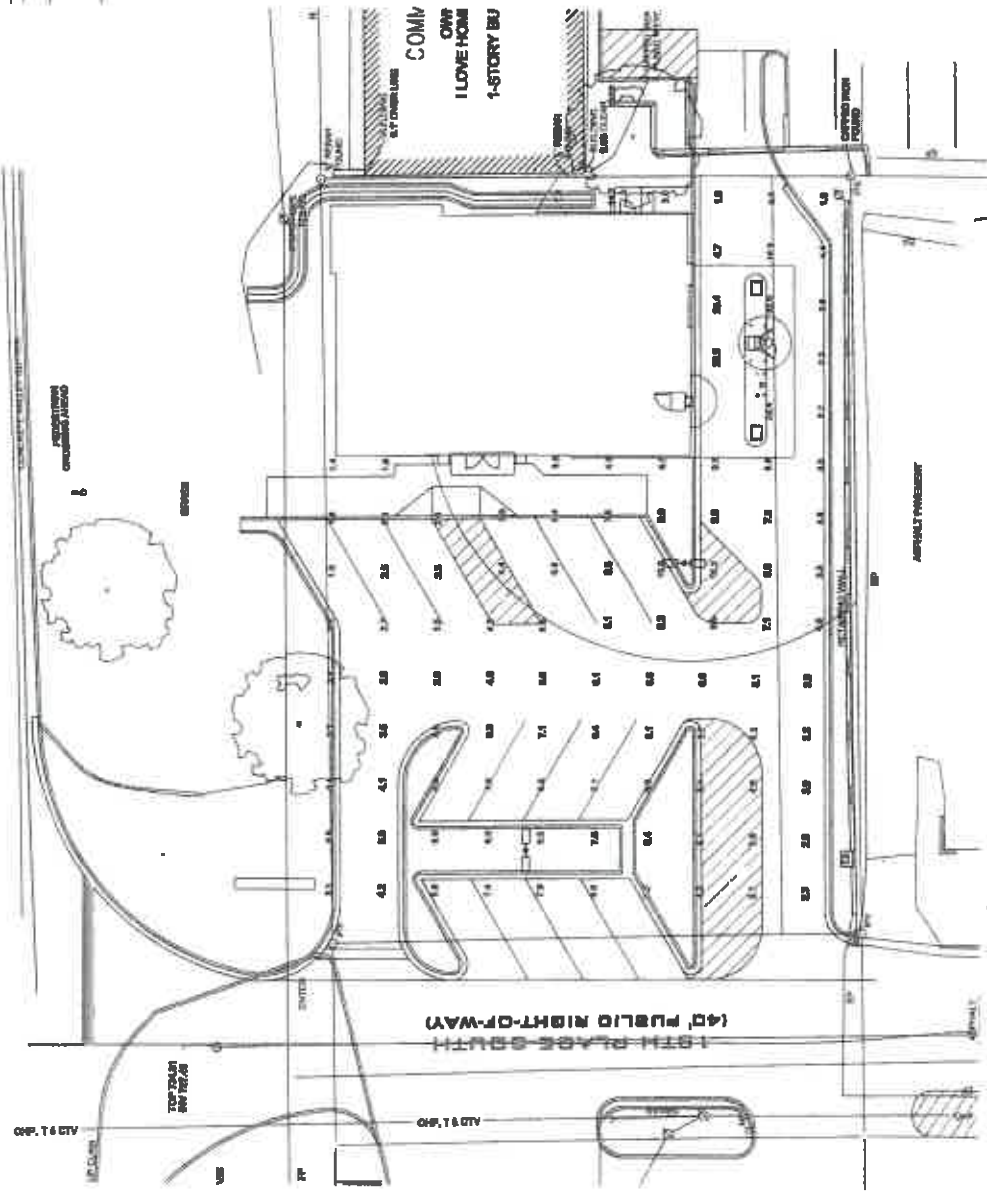
1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



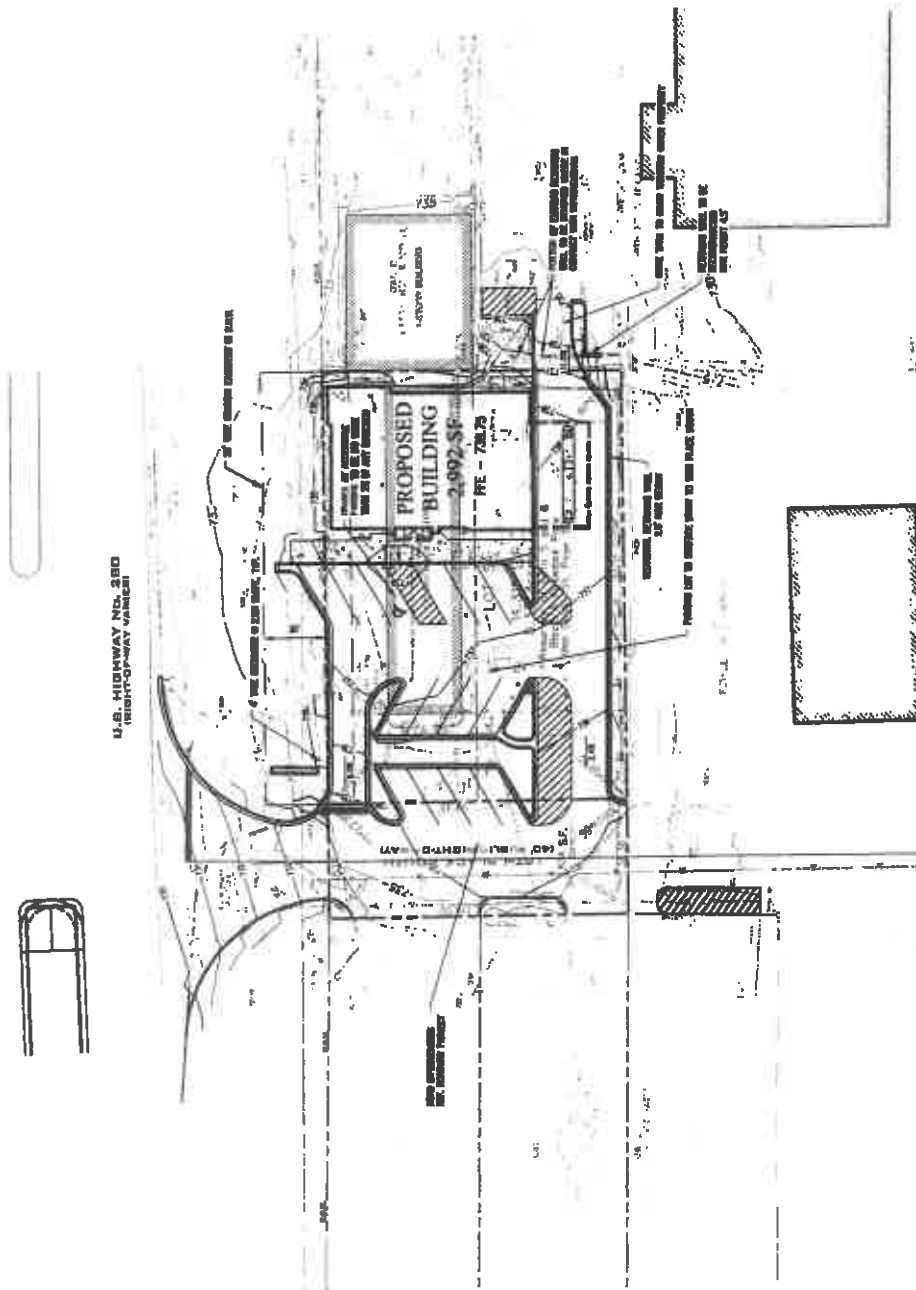
7-11-75



**U.S. HIGHWAY NO. 280
(RIGHT-OF-WAY VARIED)**



① 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.



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 a public hearing by the Homewood Planning Commission to be held in the Homewood City Hall Council Chambers (2nd Floor), 2850 19th Street South, at **6:00 P.M., on Tuesday, March 2, 2021**. As an option, the meeting is also being held as an on-line Zoom 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:

Ryan Medley / Sain Associates

for a proposed subdivision plat of land owned by:

MAM Investments

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

2611 18th Place South

Parcels: 28-00-07-2-025-001.000

The proposal consists of a FINAL DEVELOPMENT PLAN

Purpose:

Request for approval of a Final Development Plan to permit the proposed construction of a one story building, comprising a total of 2,992 sq. ft. (Robertson Banking)

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 February 23, 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.

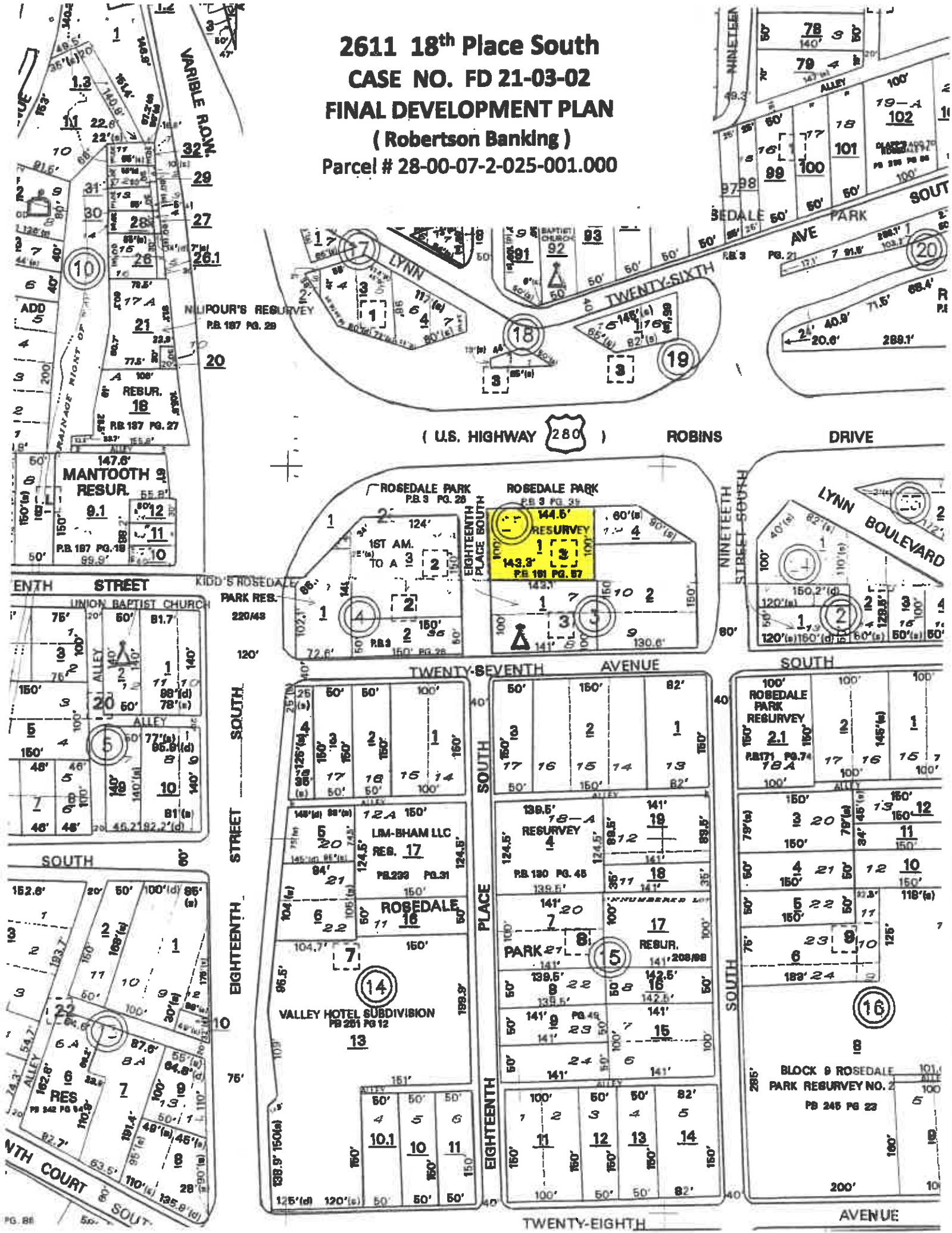


Vicki Smith, AICP

Zoning Supervisor

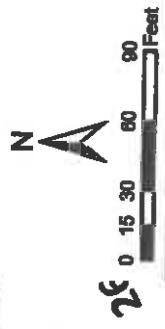
PC CASE# FD 21-03-02

2611 18th Place South
CASE NO. FD 21-03-02
FINAL DEVELOPMENT PLAN
(Robertson Banking)
Parcel # 28-00-07-2-025-001.000



City of Homewood
2611 Mamie L Fosters
18th Pl S
FD 21-03-02
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. 332-6828



2611 MAMIE L FOSTERS 18TH PLS – BIRD'S EYE VIEW

