

**AGENDA**  
**City of Homewood**  
**Planning Commission**  
**On-Line Meeting**  
**DECEMBER 1, 2020 - 6:00 PM**

|   |   |
|---|---|
| Call to order by Chairman Jeff Foster<br>Roll Call<br>Minutes | Communications from Chairman, Jeff Foster<br>Communications from Vice-Chairman, Mark Woods<br>Announcements/Commission Activities |
|---|---|

**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:

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

Join on-line through your computer or app with this link: <https://zoom.us/j/87655401844>

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

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

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Meeting #: 876 5540 1844

**3<sup>rd</sup> 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.

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**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Item No. 1:**

**PC Case #:** RS 20-12-01

**Applicant(s):** Roger V. Joiner – Sain Associates

**Owner(s):** Michael A. Mouron

**Parcel ID:** 28-00-07-3-014-001.000,  
28-00-07-3-014-002.000, 28-00-07-03-014-003.000  
28-07-3-014-004.000

**Property Address:** 2701 18<sup>th</sup> Street South

**Request:** RESURVEY

**Reason/Purpose:** To resurvey 5 lots (4 Parcels) into 2 Lots  
(2 Parcels) to facilitate new Commercial Development.

**Item No. 2:**

**PC Case #:** FP 20-12-02

**Applicant(s):** Roger V. Joiner – Sain Associates

**Owner(s):** Michael A. Mouron

**Parcel ID:** 28-00-07-3-014-001.000,  
28-00-07-3-014-002.000, 28-00-07-3-014-003.000,  
28-00-07-3-014-004.000

**Property Address:** 2701 18<sup>th</sup> Street South

**Request:** FINAL PLAT

**Reason/Purpose:** Final Plat associated with the resurvey of four  
Parcels to permit the development of a new restaurant and  
a separate, remote surface parking lot for The Valley Hotel.

**Item 3: (CARRIED OVER to the January 5 , 2021 meeting at the request of the applicant)**

|  |   |
|--|---|
| <b>PC Case #:</b> RZ 20-12-03                                | <b>Property Address:</b> 260 Oxmoor Road  |
| <b>Applicant(s):</b> Chester Payne-Massey, Stotser & Nichols | <b>Request:</b> REZONE  |
| <b>Owner(s):</b> Mike Patel / ADMA                           | <b>Reason/Purpose:</b> From GURD (Greensprings Urban Renewal District) to C-5 (General Business District) |
| <b>Parcel ID:</b> 29-00-14-3-004-008.000                     |   |

**Item 4:**

|  |   |
|--|---|
| <b>PC Case #:</b> RS 20-12-04  | <b>Property Address:</b> 116 Oxmoor Road  |
| <b>Applicant:</b> Steven Gilbert/Southeastern Surveyors  | <b>Request:</b> RESURVEY  |
| <b>Owner(s):</b> Nohemi G. Chavez & Valente L. Medina  | <b>Reason/Purpose:</b> Resurvey of 2 lots and an acreage parcel (3 Parcels) into 2 lots (2 parcels) |
| <b>Parcel ID:</b> 29-00-22-1-004-001.000,<br>29-00-22-1-004-002.000,<br>29-00-22-1-004-003.000 |   |

**Item 5:**

|  |  |
|--|--|
| <b>PC Case #:</b> TX 20-12-06            | <b>Property Address:</b> 709 Oak Grove Road  |
| <b>Applicant:</b> Richard Carnaggio      | <b>Request:</b> Text Amendment to Zoning Ordinance   |
| <b>Owner(s):</b> Derek Waltchack         | <b>Reason/Purpose:</b> A petition to the Planning Commission pursuant to Article IV, Section EE, (14) Sign Types : to integrate two additional sign types and review criteria to those sign types allowed within the West Homewood District. |
| <b>Parcel ID:</b> 29-00-23-2-012-012.000 |  |



11. Surveyor: Roger V. Joiner (SAIN ASSOCIATES, INC.)  
Phone: 205-438-7690  
Address: Two Perimeter Park <sup>SOUTH</sup> Suite 500 E Birmingham AL 35203  
2701 18TH STREET  
12. Subdivision location: 1813 27TH AVE S. Birmingham, AL 35209  
13. Tax map parcel number(s): 28-0007-3-014-004.000  
14. Acreage: 0.80 15. Number of lots: 2  
16. Zoning: C-4(a) RETAIL SHOPPING DISTRICT 17. Proposed land use: RETAIL  
18. Development plan required? \_\_\_\_\_ 19. Construction plans required? \_\_\_\_\_

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>                                    |
|---|---|--|--|
| <input type="checkbox"/> checklist        | <input type="checkbox"/> checklist                  | <input type="checkbox"/> checklist                       | <input type="checkbox"/> checklist                   |
| <input type="checkbox"/> 3 copies of plat | <input type="checkbox"/> application fee            | <input type="checkbox"/> bonds and assurances            | <input checked="" type="checkbox"/> application fee  |
|   | <input type="checkbox"/> original plat              | <input type="checkbox"/> original plans                  | <input type="checkbox"/> original plat               |
|   | <input type="checkbox"/> 3 copies of plat           | <input type="checkbox"/> 3 copies of plans               | <input checked="" type="checkbox"/> 3 copies of plat |
|   | <input type="checkbox"/> subdivision waiver request | <input type="checkbox"/> approved Preliminary Plat       | <input type="checkbox"/> performance bond*           |
|   | <input type="checkbox"/> approval of Sketch Plat    | <input type="checkbox"/> irrevocable offer of dedication |  |

Signature of applicant: Roger V. Joiner

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

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

For City Use Only:

\$ 200.00 application fee received on OCT. 9, 2020 by receipt # \_\_\_\_\_

Scheduled hearing date: DECEMBER 1, 2020

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

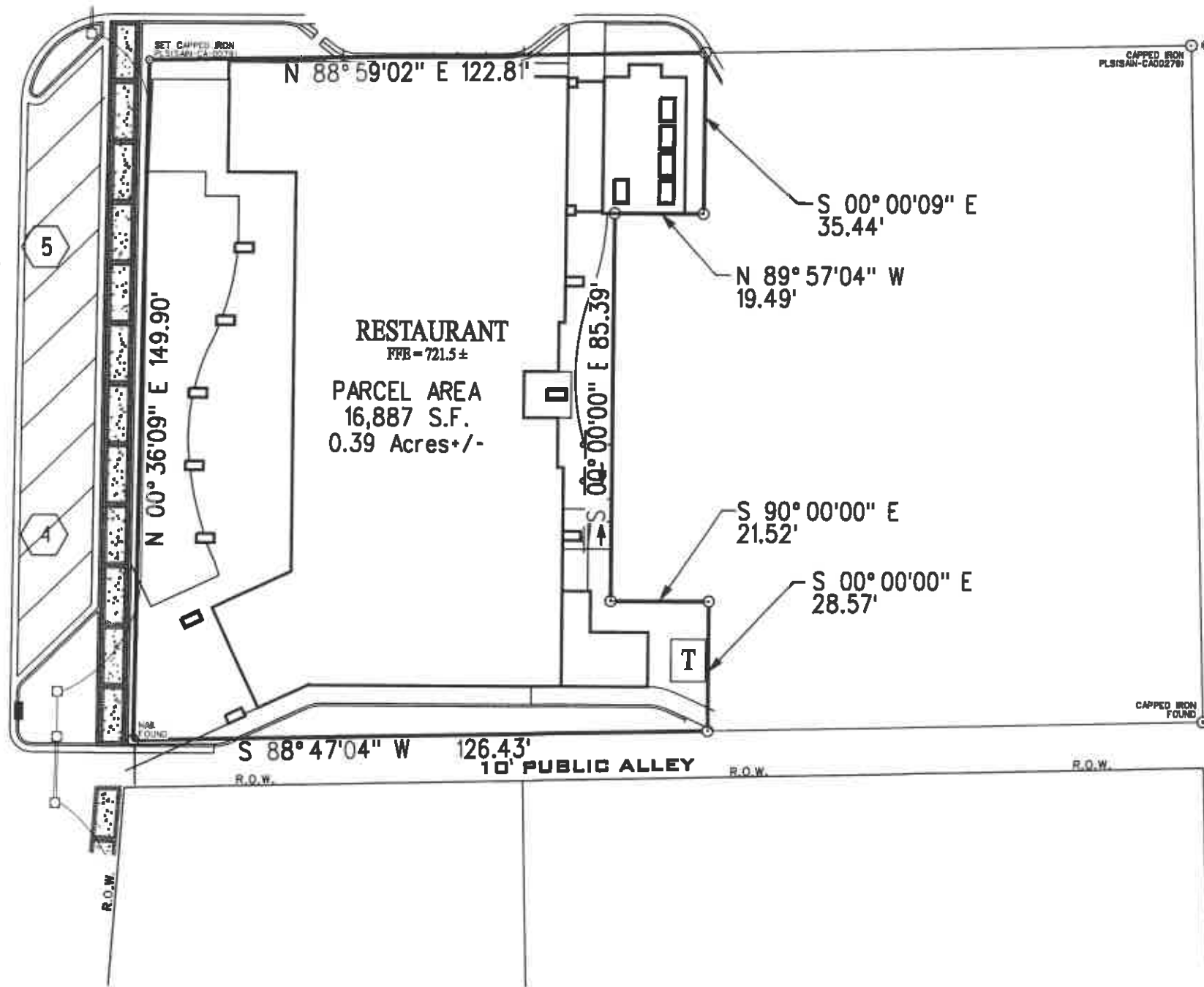
Copies transmitted for staff review on \_\_\_\_\_

Staff comments received: ☐ Engineering ☐ Fire Dept. ☐ Other \_\_\_\_\_

Copies & reports transmitted to Planning Commission on \_\_\_\_\_



18TH STREET SOUTH  
(PUBLIC RIGHT OF WAY VARIES)



SCALE IN FEET  
1" = 30'

EXHIBIT No. 1

LITTLE DONKEY  
HOMEWOOD, ALABAMA

Two Perimeter Park South  
Suite 500 East  
Birmingham, Alabama 35243  
Phone: (205) 940-6420  
Website: www.sain.com

SAIN  
ASSOCIATES



|                      |                    |
|----------------------|--------------------|
| DES. BY<br>D.R.      | JOB NO.<br>19-0114 |
| CKD. BY<br>R.V.J.    | SCALE<br>1" = 30'  |
| PREP. MGR.<br>R.V.J. | DATE<br>10-18-2020 |

SHEET NO.  
EX1-R0

LOT 35  
BLOCK 2  
EASTWOOD MINI STORAGE CO  
ROSEDALE PARK  
MAP BOOK 3, PAGE 26

LOT 7 & 8  
BLOCK 3  
BETHEL A M E CHURCH  
ROSEDALE PARK  
MAP BOOK 3, PAGE 39

LOT 17  
BLOCK 8  
LINDA W KUCKENS  
ROSEDALE PARK  
MAP BOOK 3, PAGE 77

27TH AVE SOUTH  
(40' PUBLIC RIGHT OF WAY)

18TH PLACE SOUTH  
(40' PUBLIC RIGHT OF WAY)

10' PUBLIC ALLEY

PARCEL AREA 9  
17.922 S.F.  
0.41 Acres +/-

SET CAPPED IRON  
PLS#4ADN-CA-00791

BAR FENCE

CAPPED IRON  
FOUND  
(PLS#REBAND1)

CAPPED IRON  
FOUND

BAR FENCE

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

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

Boundary bearings and distances:  
 - North: N 88°59'02" E 107.48'  
 - East: E 107.48'  
 - South: S 00°00'09" E 35.44'  
 - West: W 19.49'  
 - North: N 89°57'04" W 19.49'  
 - East: E 85.39'  
 - South: S 00°00'00" E 85.39'  
 - East: E 149.02'  
 - South: S 0°26'09" E 149.02'  
 - East: E 28.57'  
 - South: S 00°00'00" E 28.57'  
 - East: E 109.19'  
 - South: S 88°47'04" W 109.19'

Other features:  
 - Lot 10: Hatched area, 10' wide.  
 - Lot 11: Hatched area, 11' wide.  
 - Lot 12: Hatched area, 12' wide.  
 - Lot 13: Hatched area, 13' wide.  
 - Lot 14: Hatched area, 14' wide.  
 - Lot 15: Hatched area, 15' wide.  
 - Lot 16: Hatched area, 16' wide.  
 - Lot 17: Hatched area, 17' wide.  
 - Lot 18: Hatched area, 18' wide.  
 - Lot 19: Hatched area, 19' wide.  
 - Lot 20: Hatched area, 20' wide.  
 - Lot 21: Hatched area, 21' wide.  
 - Lot 22: Hatched area, 22' wide.  
 - Lot 23: Hatched area, 23' wide.  
 - Lot 24: Hatched area, 24' wide.  
 - Lot 25: Hatched area, 25' wide.  
 - Lot 26: Hatched area, 26' wide.  
 - Lot 27: Hatched area, 27' wide.  
 - Lot 28: Hatched area, 28' wide.  
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 - Lot 86: Hatched area, 86' wide.  
 - Lot 87: Hatched area, 87' wide.  
 - Lot 88: Hatched area, 88' wide.  
 - Lot 89: Hatched area, 89' wide.  
 - Lot 90: Hatched area, 90' wide.  
 - Lot 91: Hatched area, 91' wide.  
 - Lot 92: Hatched area, 92' wide.  
 - Lot 93: Hatched area, 93' wide.  
 - Lot 94: Hatched area, 94' wide.  
 - Lot 95: Hatched area, 95' wide.  
 - Lot 96: Hatched area, 96' wide.  
 - Lot 97: Hatched area, 97' wide.  
 - Lot 98: Hatched area, 98' wide.  
 - Lot 99: Hatched area, 99' wide.  
 - Lot 100: Hatched area, 100' wide.



SCALE IN FEET  
1" = 30'

**EXHIBIT No. 2**

**HOTEL REMOTE PARKING**  
**HOMEWOOD, ALABAMA**

**Two Perimeter Park South  
Suite 500 East  
Birmingham, Alabama 35243  
Phone: (205) 940-8420  
Website: [www.safh.com](http://www.safh.com)**

ASSOCIATES



|                      |                    |
|----------------------|--------------------|
| DRN. BY<br>D.R.      | JOB NO.<br>19-0377 |
| CKD. BY<br>R.V.m.    | SCALE<br>1" = 30'  |
| PROJ. MGR.<br>R.V.m. | DATE<br>11-10-2020 |

SHEET NO.

EX2-R0





VIEW 1



Little Donkey Mexican Restaurant / Rodney Scott's BBQ

# **3D Restuarant Concept**

Homewood, Alabama

PRO #1335 Oct 22, 2020





VIEW 2



Little Donkey Mexican Restaurant / Rodney Scott's BBQ

### 3D Restuarant Concept

Homewood, Alabama

PRO #1335 Oct 22, 2020





VIEW 3



Little Donkey Mexican Restaurant / Rodney Scott's BBQ

### 3D Restuarant Concept

Homewood, Alabama

PRO #1335 Oct 22, 2020





VIEW 4



Little Donkey Mexican Restaurant / Rodney Scott's BBQ

### 3D Restuarant Concept

Homewood, Alabama

PRO #1335 Oct 22, 2020

CITY OF HOMEWOOD  
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209  
Phone 205-332-6833 | Fax 205-332-6955

Patrick McClusky, Mayor

Wyatt Pugh, Director

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

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

You are hereby notified of an online public hearing by the Homewood Planning Commission to be held at **6:00 P.M., on Tuesday, December 1, 2020. (SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

**Roger V. Joiner / Sain Associates, Inc.**

for a proposed subdivision plat of land owned by:

**Michael A. Mouron / MAM Investments, LLC**

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

**2701 18<sup>th</sup> Street South**

**Parcel: 28-00-07-3-014-001.000, 28-00-07-3-014-002.000, 28-00-07-3-014-003.000, 28-00-07-3-014-004.000**

**The proposal consists of a RESURVEY / FINAL PLAT**

---

**Purpose:**

**Request for approval of a Resurvey of 5 lots (4 parcels) into 2 lots (2 parcels) and a Final Plat providing for the construction of a new 8,800 sq. ft. restaurant and a separate remote surface parking lot for the Valley Hotel.**

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 November 18, 2020 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 20-12-01**  
**PC Case # FP 20-12-02**

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**2701 18<sup>th</sup> Street South**

**CASE # RS 20-12-01**

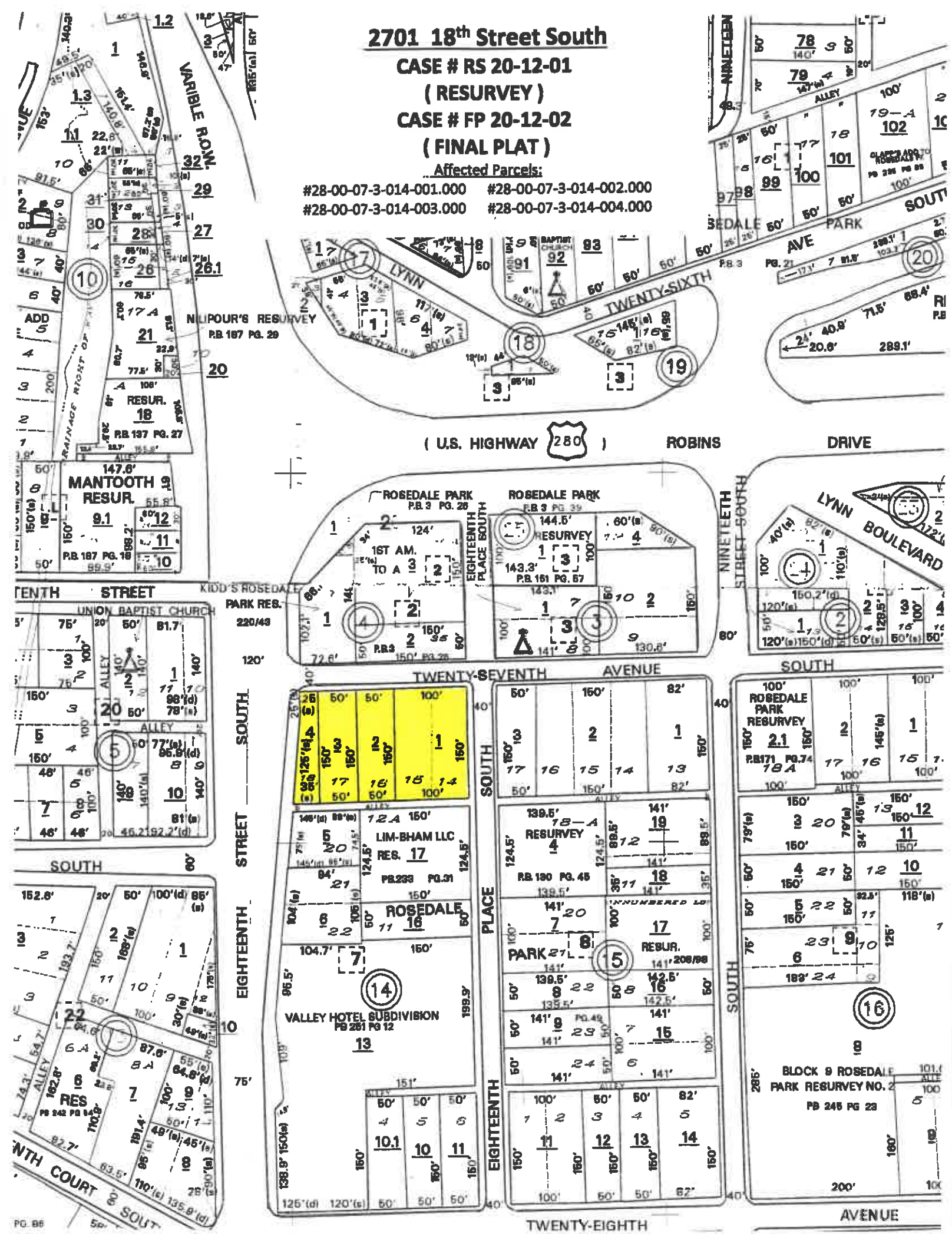
**( RESURVEY )**

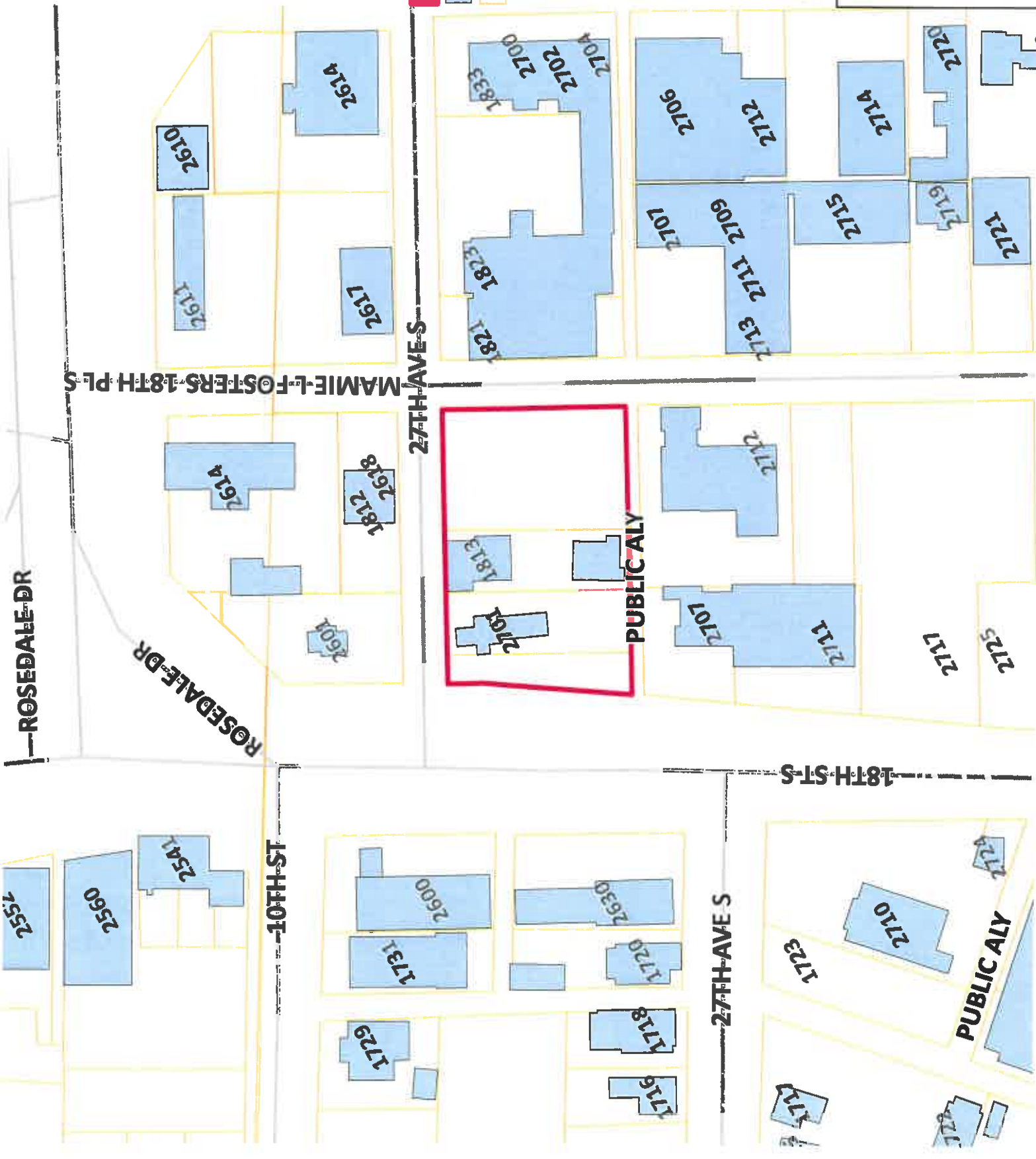
**CASE # FP 20-12-02**

**( FINAL PLAT )**

Affected Parcels:

#28-00-07-3-014-001.000    #28-00-07-3-014-002.000  
#28-00-07-3-014-003.000    #28-00-07-3-014-004.000





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





City of Homewood

2701 18th St S

RS 20-12-01

FP 20-12-02

Aerial Photo  
from 2018

PUBLIC ALY

18TH ST S

27TH AVE S

PUBLIC ALY

MAMIE L FOSTERS 18TH PL S

27TH AVE S



0 12.5 25 50 75 Feet

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CONFIRM ZONING. 332-6828

Form IX.  
APPLICATION FOR RESURVEY APPROVAL  
HOMEWOOD PLANNING COMMISSION

Physical Address: 116 Oxmoor Road

Date application filed: OCTOBER 8, 2020 Vacant lot(s)? \_\_\_\_\_

Subdivision location: 29-00-22-1-004-003.000

Tax map Parcel I.D. Number(s): 29-00-22-1-004-001.000, 29-00-22-1-004-002.000,

Acreage: 1.73 Number of proposed lots: 2

Current Zoning: R-7 (ATTACHED DWELLING UNIT DISTRICT) Proposed land use: RESIDENTIAL  
NPD (NEIGH. PRESERVATION DISTRICT)

Activity requested by applicant: (please check as applicable)

Divide Property: \_\_\_\_\_ Move lot line(s): \_\_\_\_\_



Combine Property: \_\_\_\_\_ Other: X



Applicant: Steven H. Gilbert Owner: Valente Lambarría Medina

Phone: 205-613-0375 Phone: 256-296-1375

Address: 5160 Scenic View Drive Address: 116 Oxmoor Road

Birmingham AL 35210 Homewood AL 35209  
City State Zip City State Zip

 Signature of Applicant Steven H. Gilbert  
 Signature of Owner Nohemi Gonzalez Chavez

 Signature of Owner Valente Lambarría Medina  
 Signature of Owner V.L. Investment LLC

Registered Land Surveyor: Steven H. Gilbert

Phone: (205) 613-0375

Address: 5160 SCENIC VIEW DRIVE

BIRMINGHAM AL 35210  
City State Zip

**FOR CITY USE ONLY**

Application received by: VICKI SMITH on OCTOBER 8, 2020

\$ 200.00 Application fee\* received on OCT. 29, 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

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Steven H. Gilbert, a Registered Land Surveyor, hereby certify that this plat is an accurate survey of the subdivision, that all measurements have been made as presented, and that all parts of this survey and plat were completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

Steven H. Gilbert P.L.S. No. 17507 2020

We do hereby certify that we are the owners of the property described herein, which property is located within the subdivision regulations of the City of Homewood, Alabama, that we hereby offer this plat and subdivision to public use at such areas shown on this plat, and that we will maintain such areas until the subdivision is accepted by the City Council.

2020

Nobert Gonzalez Chavez, Owner  
119 Oxmoor Road  
Homewood AL 35209 Notary

Viviana Lumbardo Medina, Owner  
Homewood AL 35209 Notary

V.L. Investment LLC, Owner  
119 Oxmoor Road  
Homewood AL 35209 Notary

The Zoning and proposed use of Lot 11 A within this subdivision and of all of the contiguous lots to this subdivision that are located within the City of Homewood is NPD.

The Zoning and proposed use of Lot 2 within this subdivision is R-7.

The total amount of land to be subdivided is 75,353 square feet of land, more or less. Lot 11 A will utilize existing public sanitary sewers. Lot 2 will require use of an on-site sewage disposal system approved by the Jefferson County Department of Public Health.

All easements shown on this map are for public utility, sanitary sewers, storm sewers, and private cable television and may be used to serve property both within and without this subdivision.

According to FEMA Map 01073C 0554 H dated September 3, 2010, this property is located in Zone X and is located outside the 100-year flood plain.

Final plat approved by resolution of the Homewood Planning Commission on

2020.

APPROVED FOR RECORDING

Chairman Secretary

Zoning Administrator Date

Jefferson County Department of Public Health Date

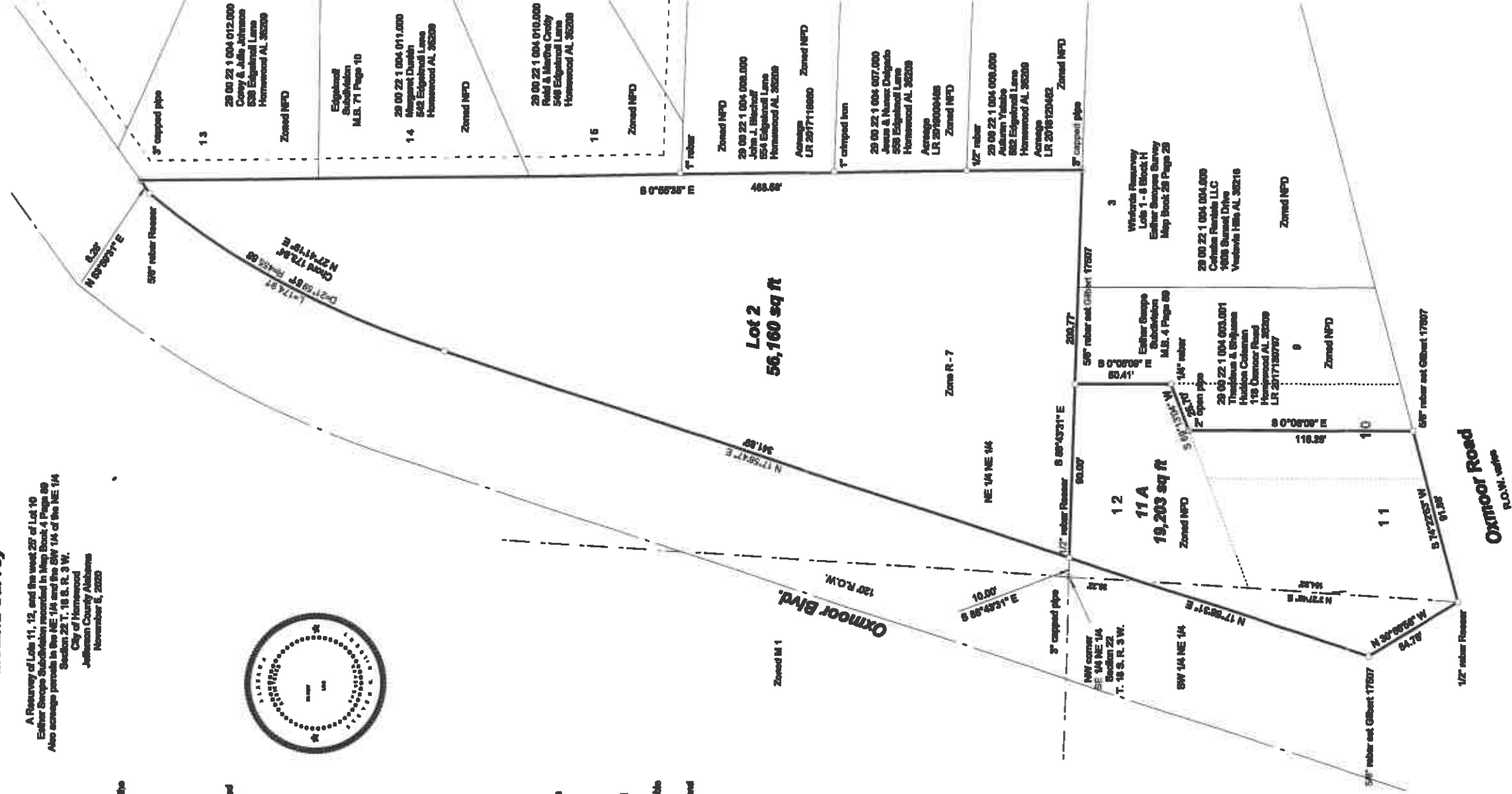
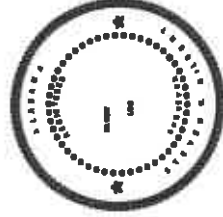
Building Setbacks:

NPD/Front: Depends upon adjacent lot  
Sides: 10 feet  
Rear: 20 feet

R-7 Front 24 feet  
Sides 8 feet unless adjacent to a divided boundary then 12 feet  
Rear 40 feet

## Medina Survey

A Resurvey of Lots 11, 12, and the west 25' of Lot 10  
Effleur Swamp Subdivision recorded in Map Book 4 Page 89  
Also acreage parcels in the NE 1/4 and the SW 1/4 of the NE 1/4  
Section 22 T. 18 S. R. 3 W.  
City of Homewood  
Jefferson County Alabama  
November 6, 2020



Scale 1"=40'



SOUTHEASTERN SURVEYORS INC.  
6180 Brooks View Drive  
Birmingham, Alabama 35210  
(205) 613-0375



Medina Survey

A Resurvey of Lots 11, 12, and the west 25 of Lot 10  
Esther Swope Subdivision recorded in Map Book 4 Page 89  
Also acreage parcels in the NE 1/4 and the SW 1/4 of the NE 1/4  
Section 22 T. 16 S. R. 3 W.  
City of Homewood  
Jefferson County Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Steven H. Gilbert, a Registered Land Surveyor, hereby certify that this plat is an accurate survey of the subdivision, that all monuments have been erected as presented, and that all parts of this survey and drawing were completed in accordance current requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

Steven H. Gilbert P.L.S. No. 17607 2020

We do hereby certify that we are the owners of the property described hereon, which property is located within the subdivision regulations of the City of Homewood, Alabama, that we freely offer this plat and dedicate to public use all such areas shown on this plat, and that we will maintain such areas until the dedication is accepted by the City Council.

2020

Nobert Gonzalez Chavez, Owner  
118 Oxmoor Road  
Homewood AL 35208

Notary

Valerie Lamborn Medina  
V.L. Investment LLC Owner  
118 Oxmoor Road  
Homewood AL 35208

Notary

The zoning and proposed use of all lots within this subdivision and of all of the contiguous lots to this subdivision that are located within the City of Homewood is \_\_\_\_\_.

The total amount of land to be subdivided is 75,383 square feet of land, more or less.

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

According to FRM Map 01073C 0554 H dated September 3, 2010, this property is located in Zone X and is located outside the 500-year flood plain.

Final plat approved by resolution of the Homewood Planning Commission on \_\_\_\_\_ 2020.

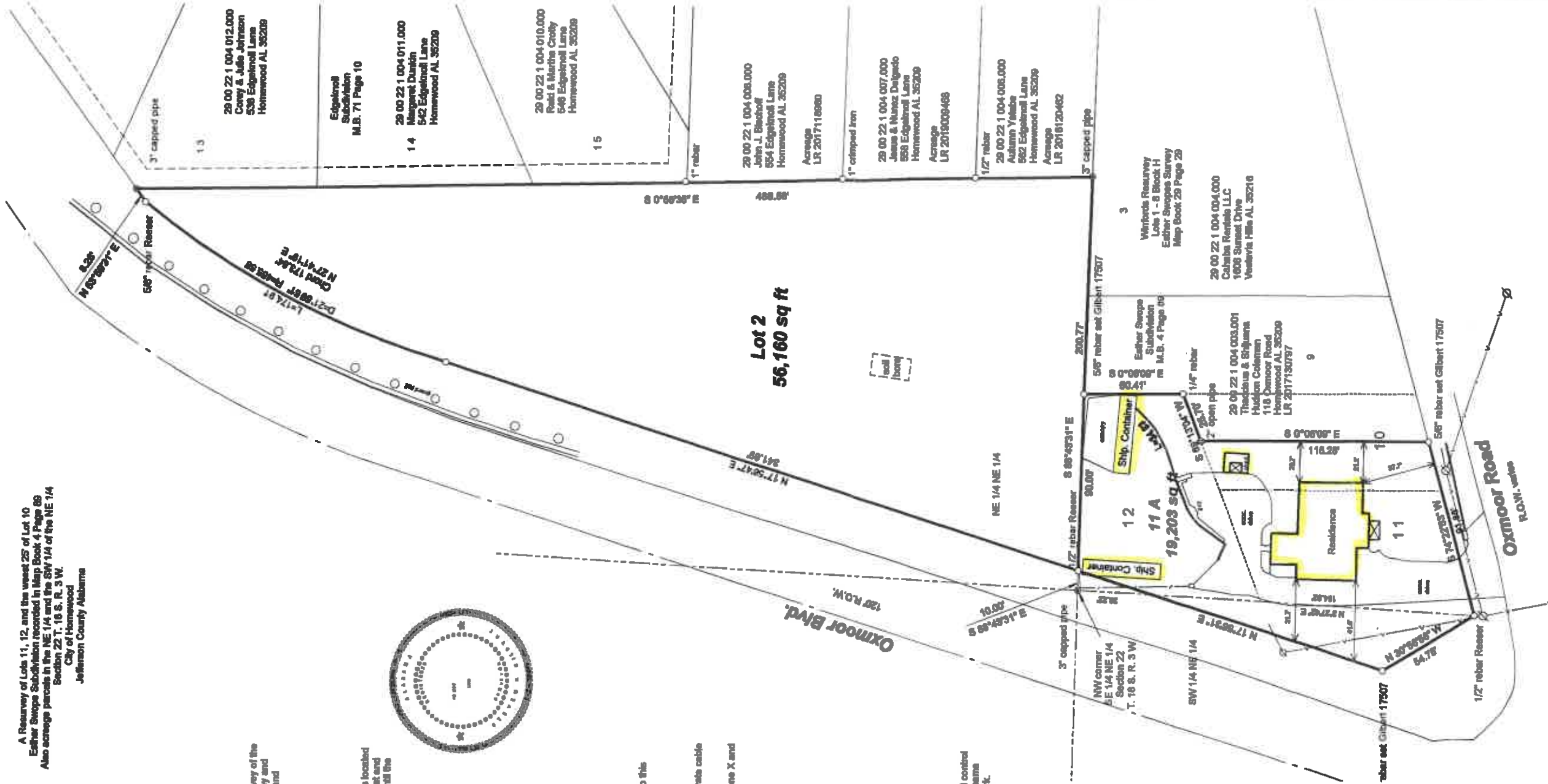
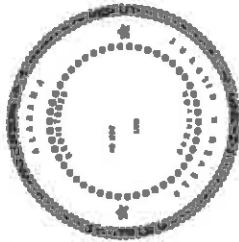
APPROVED FOR RECORDING

Chairman Secretary

Jefferson County Department of Health

Date

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1986 datum and bearings are based on Alabama State Plane Coordinates, West Zone. Corrections were obtained from the ALDOT CORS network.



SOUTHEASTERN SURVEYORS INC.  
5100 Scenic View Drive  
Birmingham, Alabama 35210  
(205) 613-0378

CITY OF HOMEWOOD  
BUILDING, ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209  
Phone 205-332-6833 | Fax 205-332-6955

Patrick McClusky, Mayor

Wyatt Pugh, Director

---

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

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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, December 1, 2020. (SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS LETTER)**

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

**Steven H. Gilbert / Southeastern Surveyors, Inc.**

for a proposed subdivision plat of land owned by:

**Nohemi Gonzalez Chavez and Valente Lambrarria Medina**

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

**105 Oxmoor Road, 112 Oxmoor Road, and 116 Oxmoor Road**

**Parcels: 29-00-22-1-004-001.000, 29-00-22-1-004-002.000, 29-00-22-1-004-003.000**

**The proposal consists of a RESURVEY**

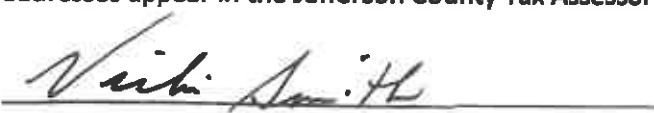
---

**Purpose:**

**Request for approval of a Resurvey of 2 lots and an acreage parcel (3 parcels) into 2 lots (2 parcels)**

A written protest of the proposal 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. 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 November 18, 2020, 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 20-12-04

**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:

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

Join on-line through your computer or app with this link: <https://zoom.us/j/87655401844>

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

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

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

Meeting #: 876 5540 1844

**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](http://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.

# 116 Oxmoor Road

## RESURVEY

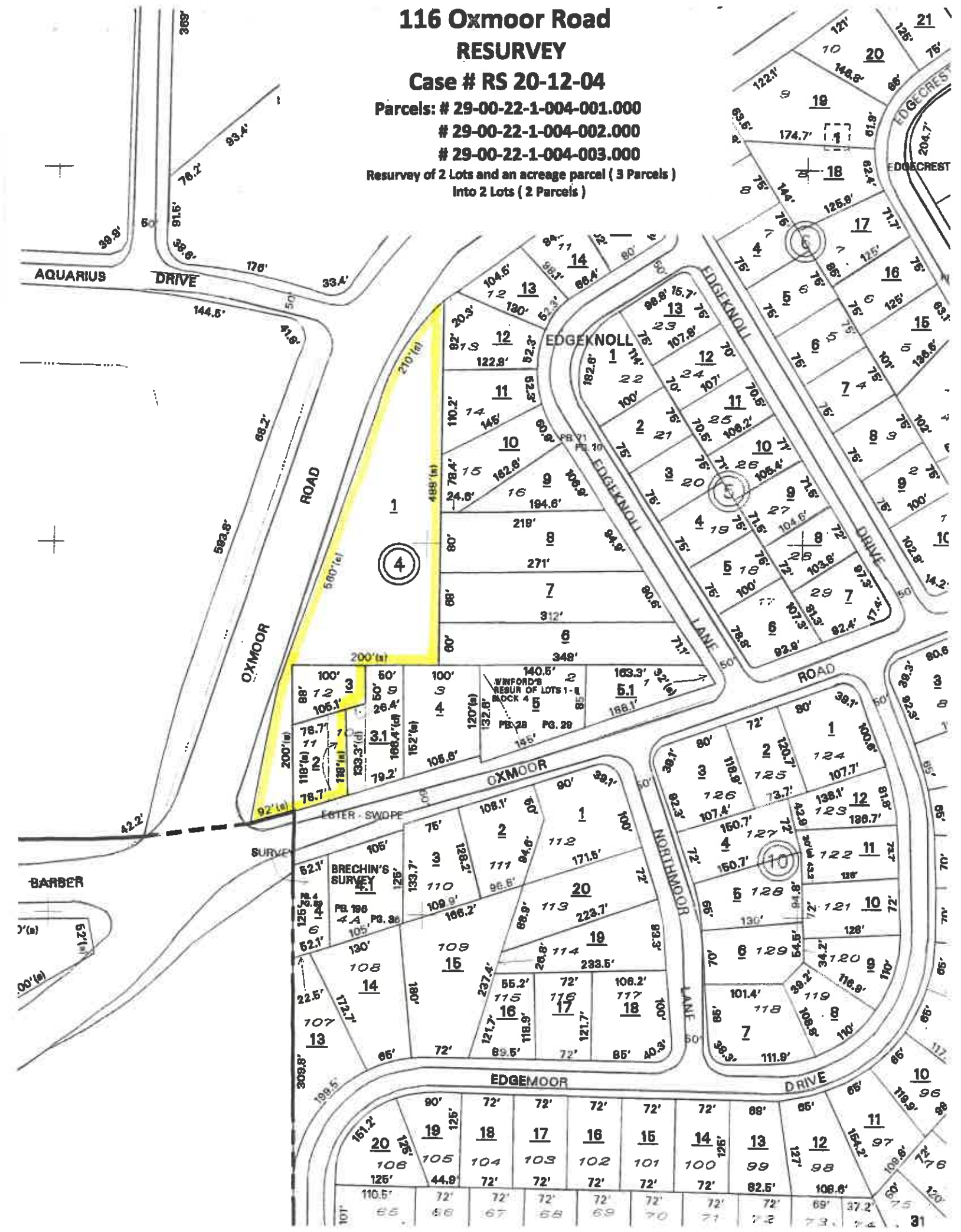
Case # RS 20-12-04

Parcels: # 29-00-22-1-004-001.000

# 29-00-22-1-004-002.000

# 29-00-22-1-004-003.000

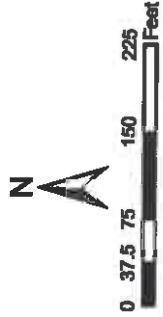
Resurvey of 2 Lots and an acreage parcel ( 3 Parcels )  
Into 2 Lots ( 2 Parcels )





City of Homewood  
116 Oxmoor Rd  
RS 20-12-04  
Aerial Photo  
from 2018  
Combined  
Subject Properties

Subject Property  
Combined Parcels  
Southern  
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





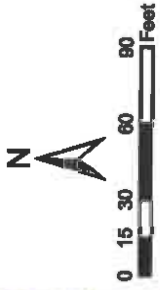
City of Homewood  
116 Oxmoor Rd  
RS 20-12-04  
Aerial Photo  
from 2018  
Proposed  
Southern Lot

Subject Property

Combined Parcels

Southern

Parcel



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**APPLICATION FOR TEXT AMMENDMENT TO THE ZONING ORDINANCE  
HOMEWOOD PLANNING COMMISSION**

Physical Address: 709 Oak Grove Road Date application filed: October 5, 2020  
Tax map Parcel I.D. Number(s): 29 00 23 2 012 012.000  
Current Zoning: WHD Land use: Commercial

Applicant: Richard Carnaggio Owner: Dereck Waltchack  
Phone: 205-324-8864 Phone: 205-977-9797  
Address: 2920 1<sup>st</sup> Avenue S Address: 1616 2<sup>nd</sup> Avenue S, Suite 100  
Birmingham, AL 35233 Birmingham, AL 35233  
Email: richard@ccrarchitecture.com Email: dw@shanwalt.com

Activity requested by applicant:  
Text Amendment to the Zoning Ordinance.  
Article IV, Section EE, (14) Sign Standards, 1. Allowed Signs.  
Addition of Murals to the list of allowed signs.













( E - SIGNATURE PROVIDED )  
Signature of Applicant Signature of Owner  
  
( E - SIGNATURE PROVIDED )  
Signature of Owner Signature of Owner

-----  
**FOR CITY USE ONLY**  
Application received by: VICKI SMITH on October 5, 2020  
\$ — 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) \_\_\_\_\_  
-----





# LEGEND

|   |                                |
|---|--------------------------------|
| 000   | ARM FM PLUMB                   |
| 009   | ARM FM SET (RED) 1/4" DIA      |
| 0   | CONCRETE MONUMENT POINT        |
| +   | SMALL PLUMB                    |
| Δ   | CALCULATED POINT               |
|    | UTILITY POLE 4"/6" DIA         |
|    | OVERHEAD POWER LINE            |
|    | OVERHEAD TELEPHONE LINE        |
|    | RAILWAY CENTER LINE            |
|    | UNDERGROUND WATER LINE         |
|    | UNDERGROUND GAS LINE           |
|    | UNDERGROUND COMMUNICATION LINE |
| 0   | NAME OF WAY                    |
| 1   | NUMBER VALUE                   |
| 2   | WIDTH METER                    |
|   | POLE                           |
|   | WALL                           |
|    | ASPHALT SURFACE                |
|    | CONCRETE SURFACE               |
|    | BRICK SURFACE                  |
|    | STONE/BRICK MASONRY            |
| 10  | SUBWAY/STREET APPROACH         |
| 10  | TELEPHONE EXCHANGE             |
| 4   | SUBWAY/STREET CLEAVAGE         |
| 20  | ELECTRIC BOX                   |
| 10  | POWER METER                    |
| 10  | ALL COMMUNICATION CABLE        |
| 0   | LINE POLE                      |
| -   | SOIL                           |
| 3   | POLE INTERVAL                  |
| 0   | WALL                           |
|  | PAVED GROUND                   |

**ZONING**  
**HC - WHO (WEST HONOLULU**  
**DISTRICT)**  
**WHO SETBACK REQUIREMENTS.**  
**T: 0 FEET**  
**3 FEET (15' ADJACENT TO MPO)**  
**0 FEET (15' ADJACENT TO MPO)**  
**H: 3 STORIES (48')**



Now what's below  
all before you dig.  
Dig it?  
Or Call 800-882-7411

### CURVE TABLE

### TITLE COMMITMENT EXCEPTIONS

[illegible]

### LEGAL DESCRIPTION

1st 4, according to Sheriff's Affidavit to the Grand Jury, as recorded in Map Book 12, Page 24 in the Office of the Judge of Probate, Jefferson County, Alabama

This is to certify that the sum or sums and the survey on which it is based were made in accordance with the 1914 Minnesota Standard Survey Requirements for A.M./N.P.P. land title surveys, jointly established and adopted by A.L.A. and N.P.P., and contains items 1-4-5-6-7-8-9-10-11-12-13-14-15-16 of Section A inserted. The field work was completed on date 11/20/94.

Dept. 5, Center, Washington, DC, 20535  
 202-696-6000-202-696-6000

ALTAIRPS LAND TITLE SURVEY  
LOT 4 - STUART'S ADDITION  
TO OAK GROVE  
FOR  
SHANNON WAL TCHACK

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEER, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
1155 WOODS CREST AVENUE DRIVE SUITE 200  
HOOPER, ALABAMA 37244  
HOOPER (205) 333-3288  
MOBILE (205) 651-3288  
FAX (205) 651-3288

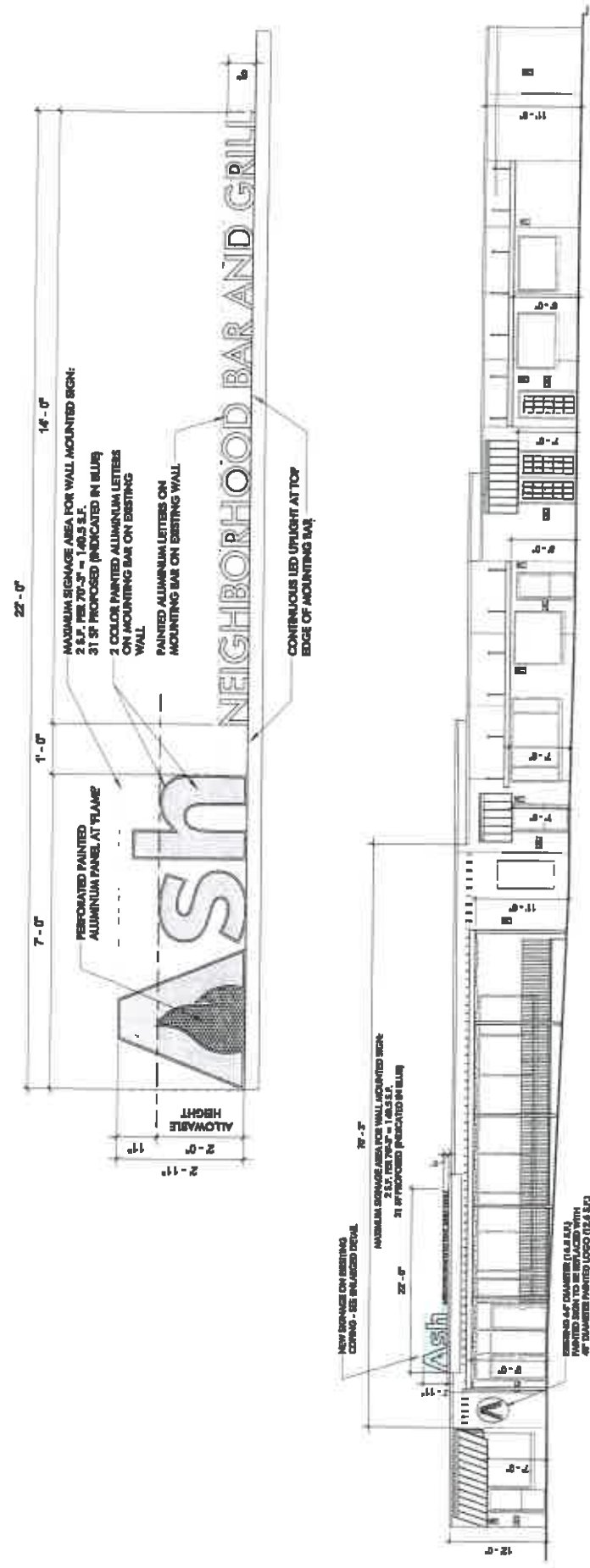


9100 100  
 21 - 100  
 1000000  
 10-0400



THE SHOPS AT OAK GROVE





## THE SHOPS AT OAK GROVE



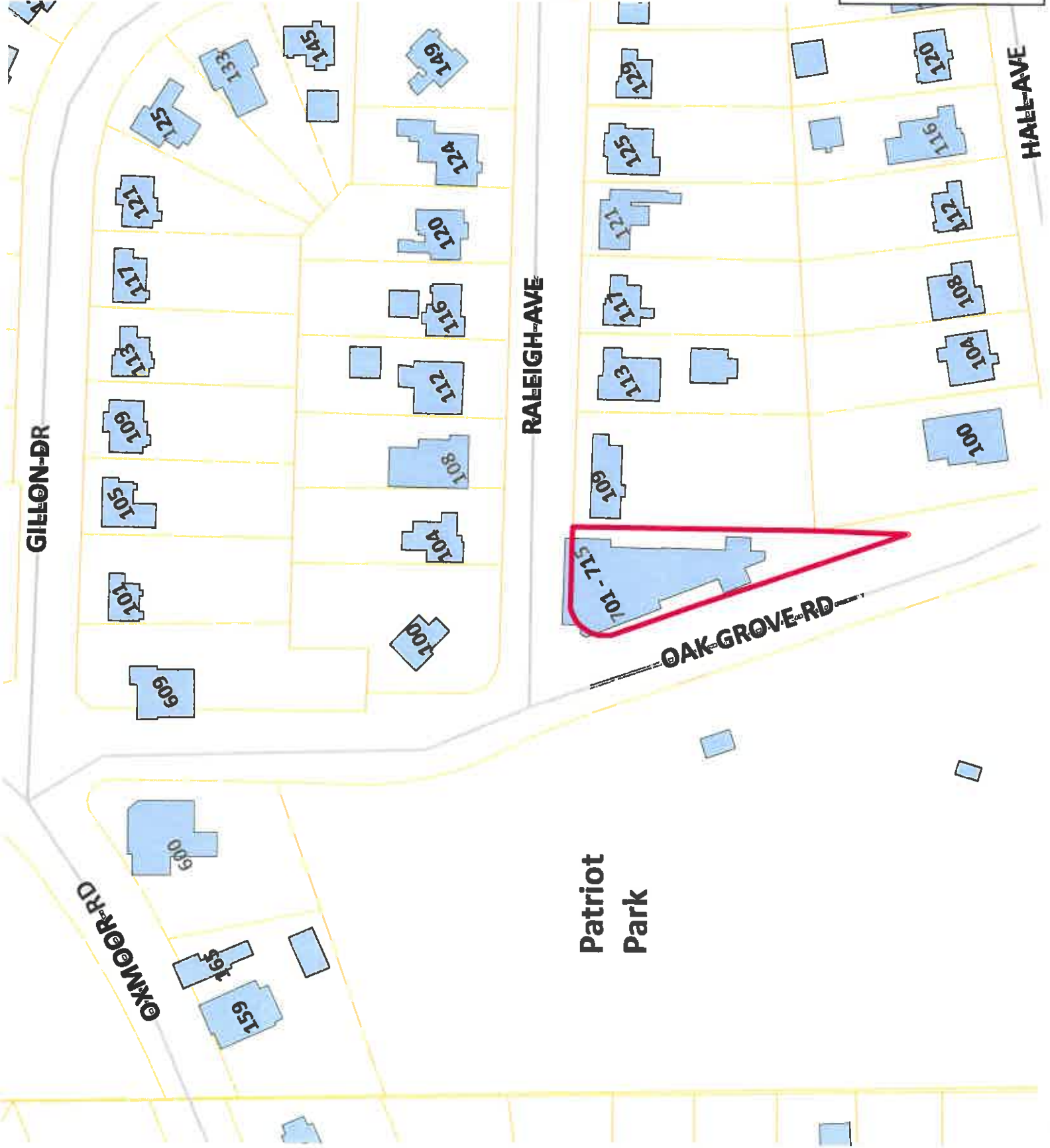


THE SHOPS AT OAK GROVE

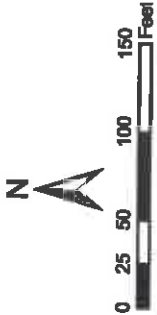


THE SHOPS AT OAK GROVE





-  Subject Property
-  Building Footprints
-  Parcel



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709 Oak Grove Rd—Corner of Raleigh Ave & Oak Grove Rd

