

PLANNING COMMISSION PACKET

January 15, 2016

Hello All,

Enclosed please find your packet for the meeting of February 1, 2016.

We have:

- 1 Resurvey
- 1 Subdivision of 2 Lots into 1 Lot

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:

www.mtnbrook.org

- Government
- Other Meeting Agendas
- Planning Commission
- 2016-Feb-1 Planning Commission Agenda

If you have any questions about these cases please don't hesitate to give me a call at 802-3821 or send me an email at hazend@mtnbrook.org.

Looking forward to seeing you on Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK

PLANNING COMMISSION

FEBRUARY 1, 2016

PRE-MEETING: (ROOM A106) 5:00 P.M.

REGULAR MEETING: (ROOM A108) 5:30 P.M.

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

1. Approval of Agenda
2. Approval of Minutes: January 4, 2016
3. **Case P-16-03:** Cook's Dell Road Resurvey, being a Resurvey of a Resurvey of Lots 85B and 86B, D.B. Lee's Resurvey as recorded in Map Book 175, Page 62 in the Office of the Judge of Probate, Jefferson County, Alabama; situated in NE ¼ of Section 9, Twp-18S, R-2W, Jefferson County, Alabama – **3309 Dell Road**
4. **Case P-16-04** – Weitman Addition to Amherst, being a Resurvey of Lots 14 and 15, Amherst; as recorded in Map Book 178, Page 10, Judge of Probate Office, Jefferson County, Alabama; situated in a portion of the SE ¼ of Section 17, Twp-18S, R-2W.
5. Next Meeting: March 7, 2016
6. Adjournment:

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION

JANUARY 4, 2016

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

The meeting of the Planning Commission of the City of Mountain Brook, Alabama, was held in the City Hall Council Chamber on Monday, January 4, 2016 at 5:30 p.m. The roll was marked as follows:

Present: Fred Murray, Chairman
Susan Swagler, Vice Chairman
Alice Williams, Secretary
Cay Alby
Philip Black
Jack Carl
Jamie Gregory

Also present: Dana Hazen, Director of Planning, Building and Sustainability; Building Official Glen Merchant; Attorney Whit Colvin and Administrative Assistant Tammy Graham.

1. **Call to Order:** Chairman Murray called the meeting to order at 5:30 p.m., there being a quorum present.

2. **Approval of Agenda:**

Motion: Mrs. Williams, to approve as presented
Second: Mr. Black
Vote: Unanimous

3. **Approval of Minutes:** December 7, 2015

Motion: Mrs. Swagler, to approve as presented
Second: Mrs. Alby
Vote: Unanimous approval

4. **Case P-16-02**

Woods Redmont Park Resurvey, being a resurvey of all of Lot 211 and the Northern part of Lot 210 and Lot 219 of Block 14, Redmont Park New Country Club sector, as recorded in Map Book 15, Page 99, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼ of the SW ¼ of Section 5, Twp-18S, R-2W, Jefferson County, Alabama. - **3041 Salisbury Road**

Minute Book 19

Ray Weygand, Weygand Surveyors, 169 Oxmoor Road in Birmingham, presented the clean-up resurvey request on behalf of the property owner, John Wood.

This resurvey is for a subdivision of four lots into two lots. Currently there is one house on the subject parcel (proposed Lot 211-A). Future second house may be constructed on proposed Lot 210-A.

There were no public comments regarding this case.

Motion: Mr. Carl, to approve as presented

Second: Mr. Gregory

Vote: Ayes: Fred Murray
Alice Williams
Susan Swagler
Cay Alby
Philip Black
Jack Carl
Jamie Gregory

Nays: None

Resurvey approved by a vote of 7-0.

5. **Next Meeting:** February 1, 2016
6. **Adjournment:** There being no further business, the meeting stood adjourned at 5:35 p.m.

Tammy Graham, Administrative Assistant



Planning Commission Application PART I

Project Data

Address of Subject Property 3309 Dell Road

Zoning Classification _____

Name of Property Owner(s) Arthur Philip Cook, Jr.

Phone Number 205 271-7554 Email pcookjr@cookpub.com

Name of Representative Agent (if applicable)

Ray Weygand

Phone Number 205 942-0086 Email _____

Property owner or representative agent must be present at hearing

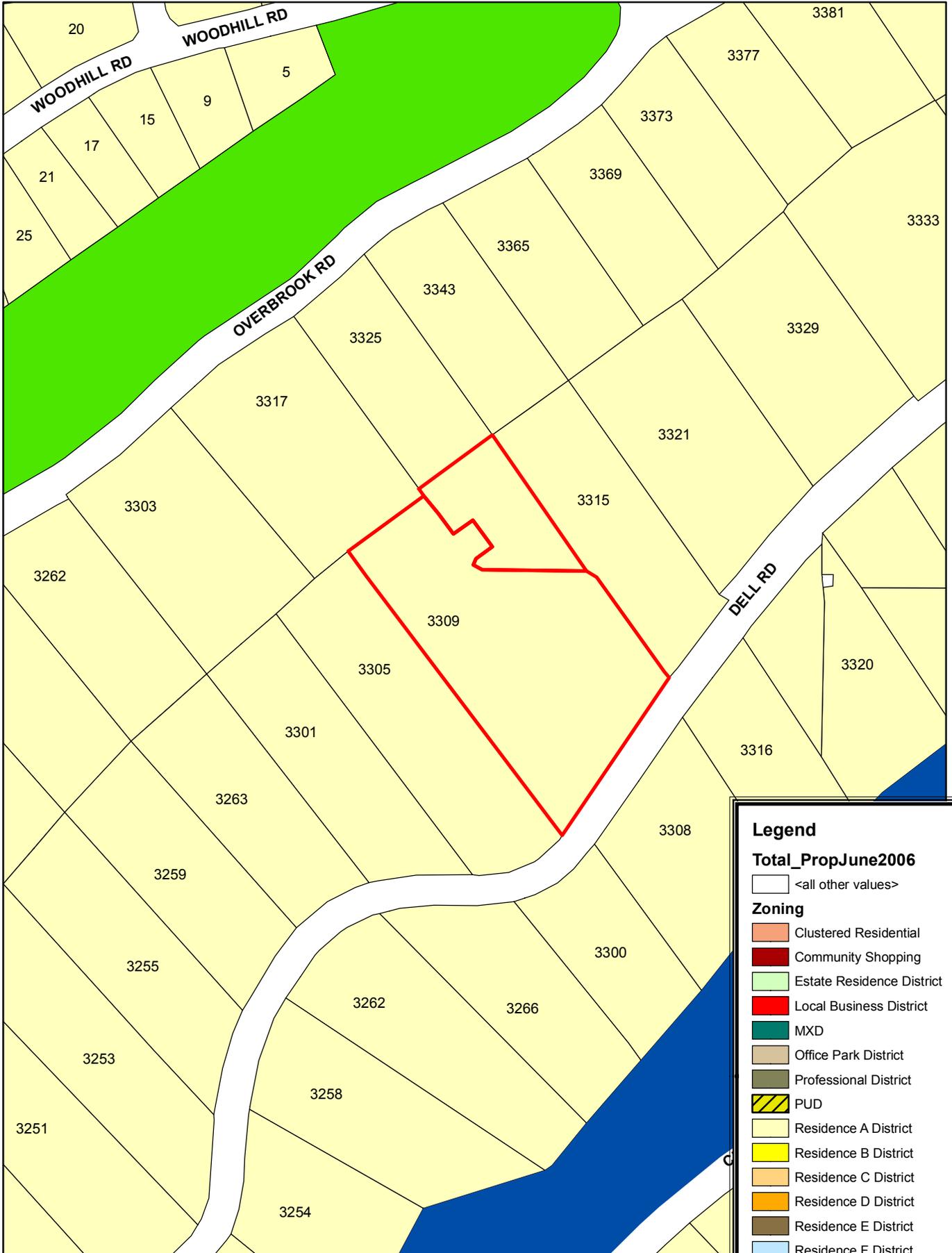
Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

12-23-15
This project at 3309 Dell Road is to slightly rework
the lot lines between 2 lots that I own on Dell Rd.


A. Philip Cook, Jr.

P-16-003



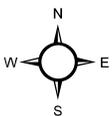
Legend

Total_PropJune2006

□ <all other values>

Zoning

- Clustering Residential
- Community Shopping
- Estate Residence District
- Local Business District
- MXD
- Office Park District
- Professional District
- PUD
- Residence A District
- Residence B District
- Residence C District
- Residence D District
- Residence E District
- Residence F District
- Recreation District
- RID
- Rec-2



P-16-03

Resurvey in existing Residence A zoning

- ✓ Lot line adjustment between two lots owned by the applicant. Existing house on Lot 86D will maintain required building setbacks to new lot line location. No new construction proposed on Lot 85D. Also, the 15-foot wide city-imposed drainage easement along the existing interior lot line is proposed to be vacated by this plat.
- ☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**
 - 1) revise easement note per Section 4.6 of the Subdivision regulations;
 - 2) note zoning district (Residence A);
 - 3) note required building setbacks.
- ✓ Meets the Zoning Regulations for the Residence A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.
- **Project Data:**

NAME: Cook's Dell Road Survey

CURRENT ZONING: Residence A

OWNER: Arthur Phillip Cook

LOCATION: 3309 Dell Road

- LEGEND**
- SQ. FT. SQUARE FEET
 - AC. ACRES
 - M. MORE OR LESS
 - Δ DELTA ANGLE
 - ∠ DEFLECTION ANGLE
 - T TANGENT
 - R RADIUS
 - CH CHORD
 - L LENGTH
 - ESMT. EASEMENT
 - EX. EXISTING
 - M.B. MAP BOOK
 - P.G. PAGE
 - FND. FOUND
 - ROW. RIGHT-OF-WAY
 - D. REBAR SET
 - M.N. MANSUET
 - C. CENTERLINE
 - D.B. DEED BOOK
 - NOT TO SCALE

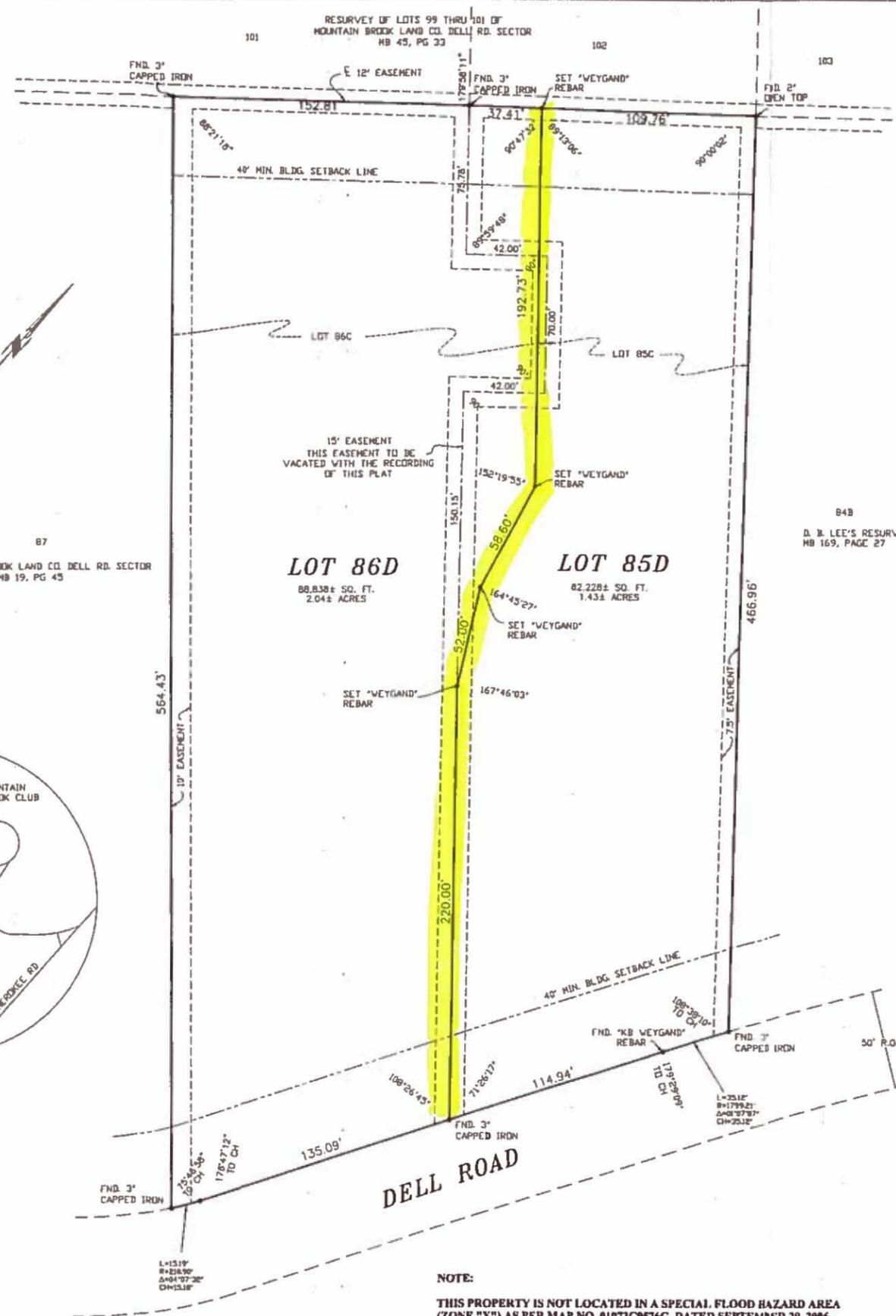
COOK'S DELL ROAD RESURVEY P-16-003

BEING A RESURVEY OF A RESURVEY OF LOTS 85B & 86B, D.B. LEE'S RESURVEY AS RECORDED IN MAP BOOK 175, PAGE 62 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA
 AND SITUATED IN NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

DECEMBER 2015

SCALE: 1"=30'

WEYGAND SURVEYORS, INC.
 Roy Weygand, Reg. L.S. #24973
 168 Oyster Road, Huntsville, AL 35898
 Phone: (205) 942-0088 Fax: (205) 942-0087

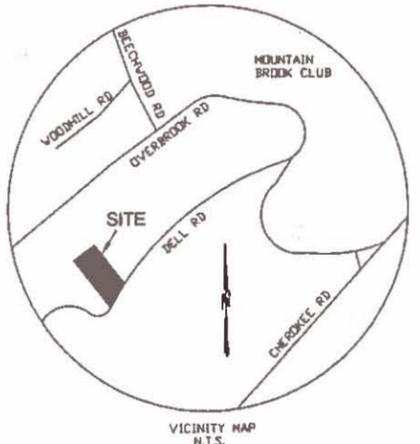


B7
 MOUNTAIN BROOK LAND CO. DELL RD. SECTOR
 MB 19, PG 43

LOT 86D
 88,838± SQ. FT.
 2.04± ACRES

LOT 85D
 82,228± SQ. FT.
 1.83± ACRES

B4B
 D. B. LEE'S RESURVEY
 MB 169, PAGE 27



STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Arthur Philip Cook, Jr., Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Roy Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so plotted to the map of COOK'S DELL ROAD RESURVEY and to the government survey of Section 9, Township 18 South, Range 2 West. I, Roy Weygand, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said owner also certifies that they are owner of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 22 day of DECEMBER, 2015.

By: [Signature]
 Roy Weygand
 Reg. L.S. #24973

By: [Signature]
 Arthur Philip Cook, Jr. - Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Donnie J. Neely, a Notary Public in and for said County and State hereby certify that Roy Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22nd day of December, 2015.

By: [Signature]
 Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Donnie J. Neely, a Notary Public in and for said County and State hereby certify that Arthur Philip Cook, Jr., whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22nd day of December, 2015.

By: [Signature]
 Notary Public - My commission expires: 7-7-18

APPROVED: _____ DATE: _____
 Chairman, Mountain Brook Planning Commission

APPROVED: _____ DATE: _____
 Secretary, Mountain Brook Planning Commission

NOTE:
 ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

NOTES:
 ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

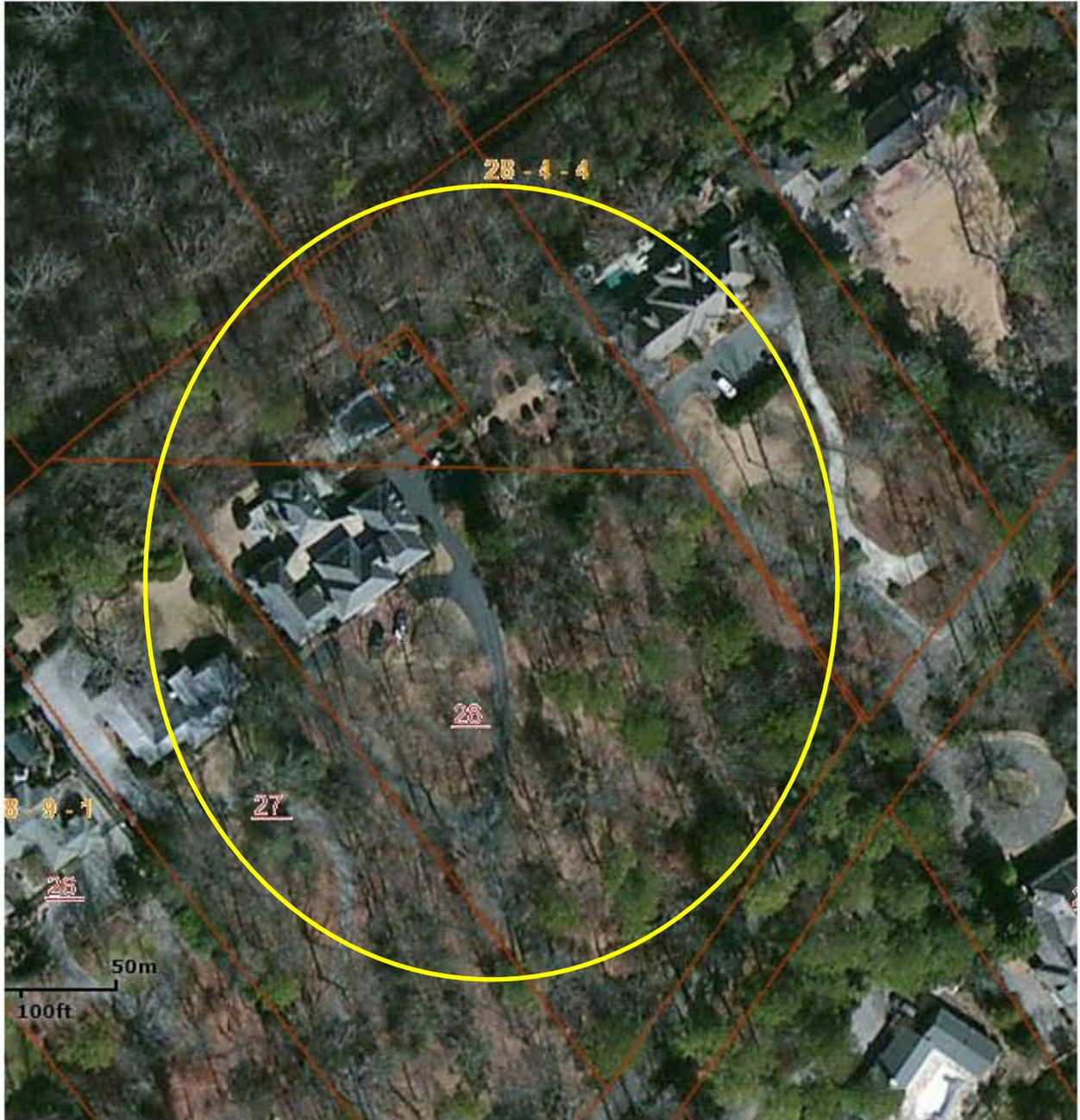
BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
 BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
 THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
 THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
 ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
 WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0576G, DATED SEPTEMBER 29, 2006.





Planning Commission Application PART I

Project Data

Address of Subject Property 3026 AND 3034 SMYER ROAD - 35216

Zoning Classification 'A' RESIDENTIAL

Name of Property Owner(s) COLBY WEITMAN

Phone Number 205-936-3278 Email CWEITMAN@NATCEM.COM

Name of Representative Agent (if applicable)

ROWLAND JACKINS / JACKINS, BUTLER & ADAMS, INC.

Phone Number 205-870-3390 Email bbsurv@bellsouth.net

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

Colby Weitman regarding : 3026 and 3034 Smyer Road 35216

The purpose of this resurvey is to combine recorded lots into a concise single lot description by this resurvey, as referenced below:

Lots 14 and 15, Amherst, recorded in Plat Book 178, Page 10, Jefferson County Judge of Probate office.

P-16-04

Resurvey in existing Residence A zoning

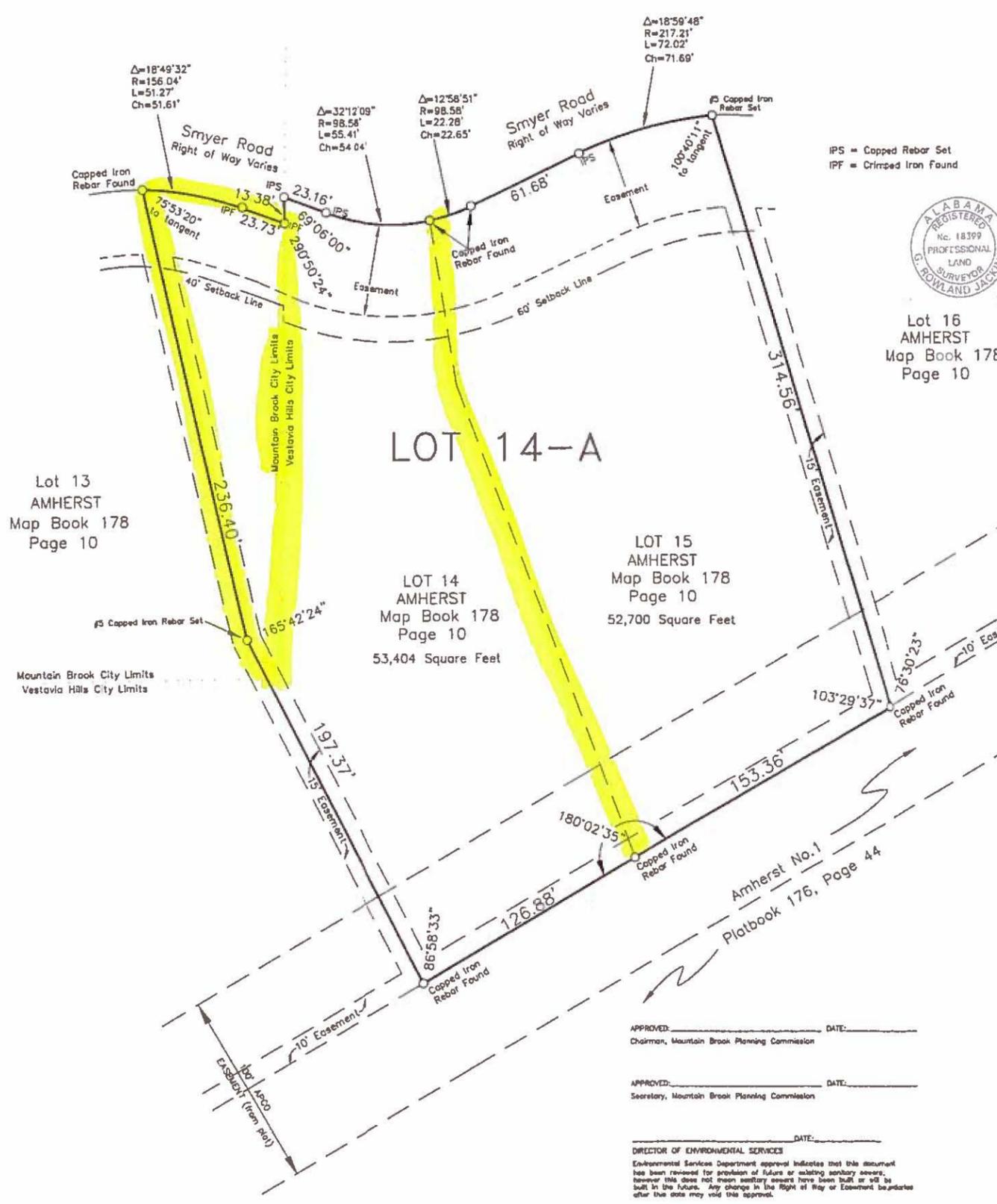
- ✓ Combining 2 lots into 1 lot, the majority of which is in the City of Vestavia Hills. Only the northwest corner of Lot 14 is in the city limits of Mountain Brook (no annexation or de-annexation is proposed). The applicant will take this plat to the City of Vestavia Hills for a public hearing subsequent to an approval by Mountain Brook. Should the City of Vestavia Hills disapprove the proposed plat then any approval by the City of Mountain Brook will be null and void, since the map has to be recorded within 60 days of approval by the Planning Commission to be valid.
- ☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**
 - 1) revise easement note per Section 4.6 of the Subdivision regulations;
 - 2) note zoning district (Residence A);
 - 3) note required front and side building setbacks for Mountain Brook portion of proposed lot.
- ✓ Meets the Zoning Regulations for the Residence A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.
- **Project Data:**

NAME: Weitman Addition to Amherst

CURRENT ZONING: Residence A

OWNER: Colby Weitman

LOCATION: 3026 & 3034 Smyer Road



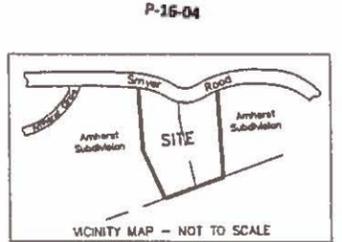
STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Rowland Jackins, a Registered Land Surveyor, State of Alabama, and Coby Weitman, owner, certify that this plat or map was made pursuant to a survey and this plat or map is a true and correct map of lands shown therein and known as Weitman Addition to Amherst, showing the subdivision into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the location of the survey of Amherst, as recorded in the office of the County Probate Judge in Map Book 178, Page 10; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map, and said curve line certifies that he is the owner of said lands and that the same are not subject to any mortgage, except a mortgage held by the following mortgagee: BancorpSouth.

I, Rowland Jackins, PLS, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.

Dated January 30, 2018.

Rowland Jackins, No. Reg. No. 18399, Surveyor
Coby Weitman, Owner



STATE OF ALABAMA
JEFFERSON COUNTY

I, David Coker, as notary public in and for said county and state, do hereby certify that Rowland Jackins, whose name is signed in the foregoing certificate as surveyor, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this 30th day of January, 2018.

By David Coker, Notary Public
My Commission Expires July 23 - 2019

STATE OF ALABAMA
JEFFERSON COUNTY

I, David Coker, as notary public in and for said county and state, do hereby certify that Coby Weitman, whose name is signed in the foregoing certificate as owner, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this 30th day of January, 2018.

By David Coker, Notary Public
My Commission Expires July 23 - 2019

STATE OF ALABAMA
JEFFERSON COUNTY

I, David Coker, as notary public in and for said county and state, do hereby certify that David Satter, whose name is signed in the foregoing certificate as surveyor, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this 30th day of January, 2018.

By David Coker, Notary Public
My Commission Expires July 23 - 2019

- NOTES:
1. This property is located in "Zone X", according to the Federal Insurance Administration "Flood Hazard Boundary Map" Panel 558 of 755, Map Number 01073000394.
 2. All easements shown on this map are for public utilities, sanitary sewers, storm sewers, storm drains, private television cable systems, and may be used for such purposes to serve property both with and without this subdivision (unless otherwise noted). No permanent structure or other obstruction shall be located within the limits of a dedicated easement.
 3. Purpose of this resurvey is to combine recorded lots into a complete single lot description by this resurvey, as referenced below:
Lots 14 and 15, Amherst, recorded in Plat Book 178, Page 10, Jefferson County Judge of Probate's office.
 4. Builder is responsible for the drainage on each lot and in and around each building and for all soil conditions.
 5. Builder will be responsible for adjusting all rise or top elevation for all monoids and yard levels on each lot.
 6. The lot owner/builder shall use appropriate methods, whether plans, underdrain, ditch, grading or other means to provide a building site free of surface or subsurface drainage problems without adversely affecting adjacent lots.
 7. The lot owner/builder shall first verify the location and elevation of sanitary sewer service line or public line location prior to construction of building foundation.
 8. Elevation of all sanitary sewer laterals to each lot should be verified by builder prior to setting lowest floor of residence to be serviced.
 9. No house shall have a finished floor elevation less than two (2) feet above top of any adjacent storm sewer without engineer's approval.
 10. No fence shall impede the flow of water in any drainage way.
 11. Surveyor not responsible for soil compaction and did not conduct any surface and/or subsurface investigations.
 12. Total Acreage of site = 2.44 Acres.
 13. Mathematical Lot Closure error exceeds the minimum of one part per 5000.

OWNER = Coby Weitman
3034 Smyer Road
Mountain Brook, Alabama 35218

SURVEYOR = Rowland Jackins, Ala. PLS Reg. No. 18399
Jacobs Butler & Adams, Inc.
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209

MORTGAGEE = BancorpSouth
2211 Highland Avenue South
Birmingham, Alabama 35205

WEITMAN ADDITION TO AMHERST

Being a Resurvey of Lots 14 and 15, Amherst,
as Recorded in Mapbook 178, Page 10, Judge of Probate Office,
Jefferson County, Alabama

Situated in a Portion of the Southeast Quarter of
Section 17, Township 18 South, Range 2 West,
Scale: 1 inch = 30 Feet December, 2015

JACKINS, BUTLER & ADAMS, INC.
SURVEYING-GEOLOGY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209
(205) 870-3390

File: S-1310/15-A Drawing 1

APPROVED: _____ DATE: _____
Chairman, Mountain Brook Planning Commission

APPROVED: _____ DATE: _____
Secretary, Mountain Brook Planning Commission

DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES
Environmental Services Department approval indicates that this document
has been reviewed for provision of future or existing sanitary sewers,
however this does not mean sanitary sewers have been built or will be
built in the future. Any change in the Right of Way or Easement boundaries
after the date may void this approval.

