

PLANNING COMMISSION PACKET

March 31, 2016

Hello All,

Enclosed please find your packet for the meeting of April 4, 2016.

We have:

- One carry-over resurvey
- Request for installation of solar panels on residential property
- Zoning code amendment regarding open houses, home tours and special events

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

www.mtnbrook.org

- Government
- Other Meeting Agendas
- Planning Commission
- 2016-Apr-4 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@mtbrook.org.

Looking forward to seeing you on Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
APRIL 4, 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. Call To Order
2. Approval of Agenda
3. Approval of Minutes: March 7, 2016
4. **Case P-16-05:** Resurvey of Lot 2 Montcrest Estates as recorded in Map Book 24, Page 93, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 33, Twp-17S, R-2W, Jefferson County, Alabama - **3924 Montevallo Road**
(carry over)
5. **Case P-16-09:** Sam and Heidi Yates request approval for the installation of an alternative solar energy system consisting of a ground mount array (55 feet x 8 feet, 6-1/2 feet high). – **122 Lake Drive** (undeveloped lake property).
6. Amendment to Article XVIII, Section 129-295 Temporary Uses Regarding Open Houses, Home Tours and Special Events.
7. Next Meeting: May 2, 2016
8. Adjournment

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
MARCH 7, 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, March 7, 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
Jack Carl
Philip Black
Jamie Gregory

Also present: Hunter Simmons, GIS; 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: Mrs. Swagler
Vote: Unanimous approval

3. **Approval of Minutes:** February 1, 2016

Motion: Mrs. Williams, to approve as printed
Second: Mrs. Swagler
Vote: Unanimous approval

4. **Case P-16-05 - 3924 Montevallo Road**

EXHIBIT 1

Resurvey of Lot 2 Montcrest Estates as recorded in Map Book 24, Page 93, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 33, Twp-17S, R-2W, Jefferson County, Alabama.

Ray Weygand of Weygand Surveyors, 169 Oxmoor Road in Birmingham, represented the applicant, TDL Homes, LLC. This request is for a clean-up resurvey.

There were no public comments.

Motion: Mr. Carl moved that the case continue to the next meeting, to give the property owners an opportunity to reach an agreement regarding the buffer area and to present documentation stating said agreement.

Second: Mr. Black
 Vote: Ayes: Fred Murray
 Alice Williams
 Susan Swagler
 Cay Alby
 Jack Carl
 Philip Black
 Jamie Gregory
 Nays: None

Resurvey approved by a vote of 7-0.

5. **Case P-16-06 – 3854 Cove Drive**

EXHIBIT 2

Resurvey of Lots 36 & 37, Glencoe, being a resurvey of the east half of Lot 36 and all of Lot 37 of Glencoe, as recorded in Map Book 28, Page 17, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼ of Section 3, Twp-18S, R-2W, Jefferson County, Alabama.

Ray Weygand of Weygand Surveyors, 169 Oxmoor Road in Birmingham, represented the applicants, Mark and Anna Averyt. This request is for a clean-up resurvey, combining two lots into one lot.

Chairman Murray asked if the zoning and setback corrections were noted on the final plat. Mr. Weygand replied “yes”.

There were no public comments.

Motion: Mr. Gregory, to approve as presented
 Second: Mrs. Alby
 Vote: Ayes: Fred Murray
 Alice Williams
 Susan Swagler
 Cay Alby
 Jack Carl
 Philip Black
 Jamie Gregory
 Nays: None

Resurvey approved by a vote of 7-0.

6. **Case P-16-07 - 700 Euclid Avenue**

EXHIBIT 3

Resurvey of Lots 9 and 10 Block “E” Overlook Subdivision being a resurvey of Lot 10 and the west 15’ of Lot 9 of Overlook Subdivision as recorded in Map Book 15, Page 19, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼ of the SE ¼ of Section 33, Twp-17S, R-2W, Jefferson County, Alabama.

Ray Weygand of Weygand Surveyors, 169 Oxmoor Road in Birmingham, represented the applicant, Bryant Gann Building Group, LLC. This request is for a clean-up resurvey, combining one lot with a portion of another lot.

Minute Book 19

Chairman Murray asked if the zoning and setback corrections were noted on the final plat. Mr. Weygand replied "yes"; however, the plat needs to be signed by the owner. Once signed by the owner, Mr. Weygand will bring the plat to City Hall for Planning Commission signatures.

There were no public comments.

Motion: Mrs. Alby, to approve as presented, subject to obtaining owner's owner
Second: Mr. Black
Vote: Ayes: Fred Murray
Alice Williams
Susan Swagler
Cay Alby
Jack Carl
Philip Black
Jamie Gregory
Nays: None

Resurvey approved by a vote of 7-0.

7. **Case P-16-08 - 3965/3949 Forest Glen Drive**

EXHIBIT 4

Resurvey of Lots 1 & 2 of Forest Glen Sector of Hillsdale Forest, being a resurvey of Lot 2 of Forest Glen Sector of Hillsdale Forest as recorded in Map Book 38, Page 64, and Lot 1-A of Hillsdale Forest resurvey as recorded in Map Book 188, Page 37, both in the office of the Judge of Probate, Jefferson County, Alabama; situated in the NW ¼, NE ¼ and NE ¼, NW ¼, Section 3, Twp-18S, R-2W, Jefferson County, Alabama.

Ray Weygand of Weygand Surveyors, 169 Oxmoor Road in Birmingham, represented the applicants, Brad and Connie Sherrod (Sherrod Living Trust) and Ralph Griswold. This request is for a two-parcel resurvey; lot line adjustment between the two lots. This case was approved by the Commission on March 2, 2015, but was not recorded within the 60-day recordation period.

There were no public comments.

Motion: Mr. Black, to approve as presented
Second: Mrs. Williams
Vote: Ayes: Fred Murray
Alice Williams
Susan Swagler
Cay Alby
Jack Carl
Philip Black
Jamie Gregory
Nays: None

Resurvey approved by a vote of 7-0.

Minute Book 19

8. **Next Meeting:** April 4, 2016
9. **Adjournment:** There being no further business, the meeting stood adjourned at 5:38 p.m.

Tammy Graham, Administrative Assistant



Planning Commission Application PART I

Project Data

Address of Subject Property 3924 MONTEVALLO ROAD (LOT 2)

Zoning Classification _____

Name of Property Owner(s) TDL HOMES, LLC TERRI D. LYON

Phone Number 205-871-9712 Email Terrilyon@aol.com

Name of Representative Agent (if applicable)
516-6800

~~DAVID W. HARRIS~~

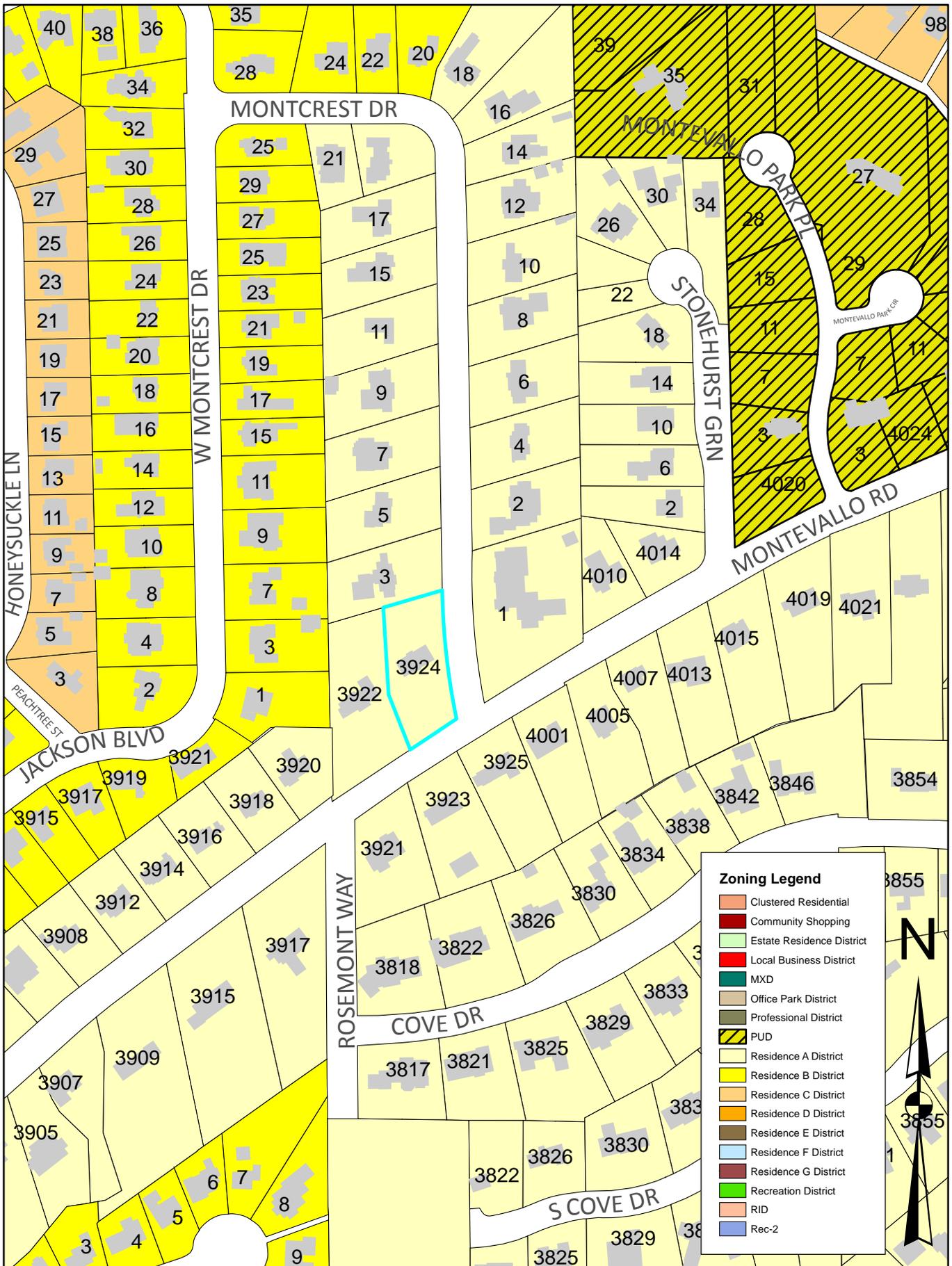
Phone Number 205-876-6335 Email Keydoszius@aol.com

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.

P-16-05 Zoning



Zoning Legend

- Clustered 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 G District
- Recreation District
- RID
- Rec-2



P-16-05

Resurvey in existing Residence A zoning

Background: This case was carried over from the March meeting in order to allow time for the property owner and neighbor to develop a buffer agreement applicable to the common property line that would be amenable to both parties. Such agreement has not been reached (see attached letter from the applicant).

- ✓ “Clean-up” resurvey
- ☑ **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) note zoning district (Residence A) on plat;
 - 2) indicate all required building setbacks (40f, 15s, 40r);
- ✓ 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: Resurvey of Lot 2 Montcrest Estates

CURRENT ZONING: Residence A

OWNER: TDL Homes, LLC

LOCATION: 3924 Montevallo Road

RESURVEY OF LOT 2 MONTCREST ESTATES

P-16-05

AS RECORDED IN MAP BOOK 24, PAGE 93 IN THE OFFICE OF THE JUDGE OF PROBATE
JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 2 WEST AND
NE 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

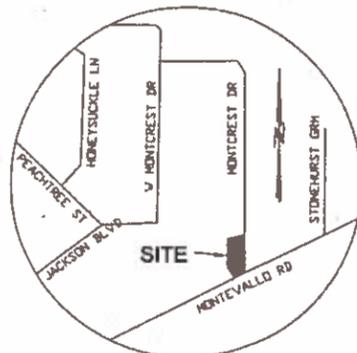
DATE: NOVEMBER 2015

LEGEND

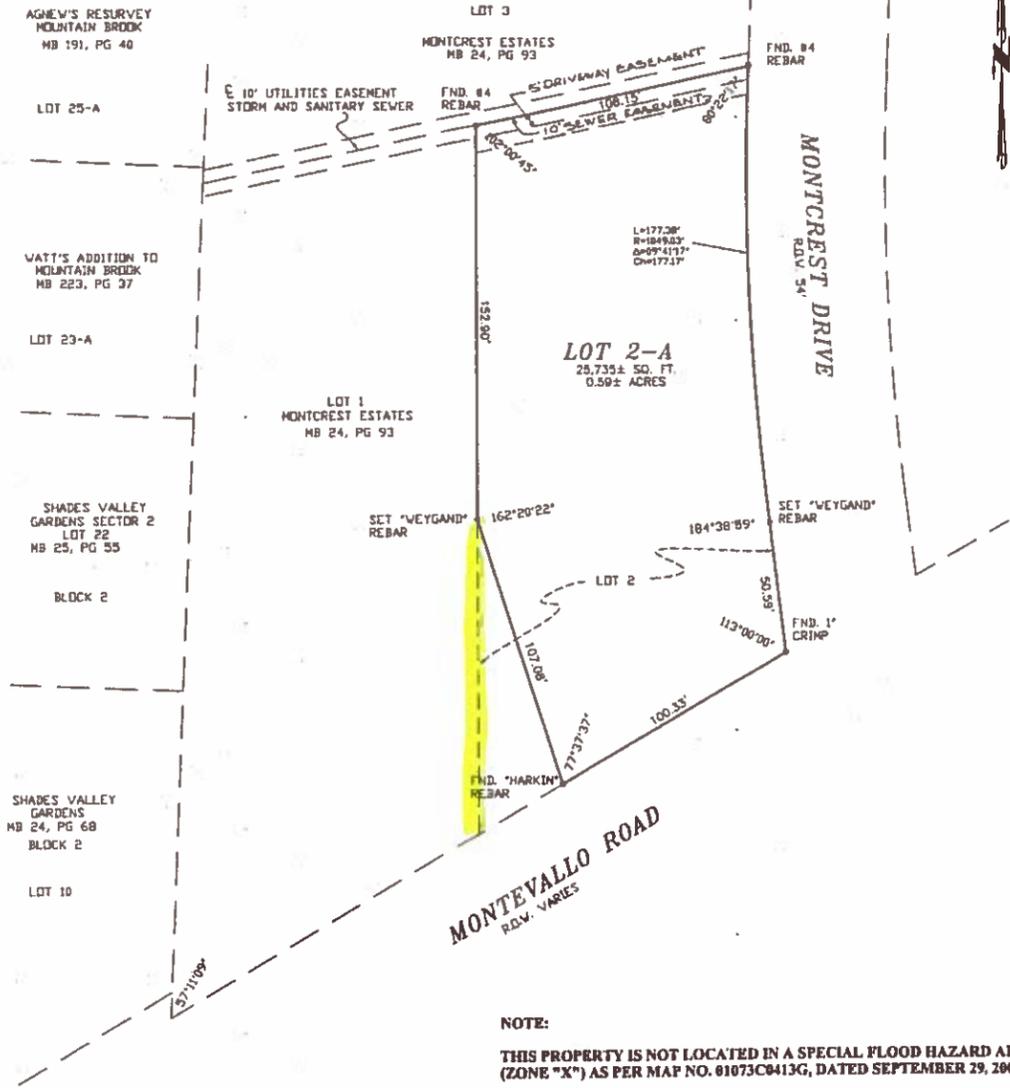
SQ. FT.	SQUARE FEET
AC.	ACRES
+	MORE OR LESS
Δ	DELTA ANGLE
∠	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	LENGTH
ESMT	EASEMENT
EX	EXISTING
M.B.	MAP BOOK
PG.	PAGE
FND.	FOUND
ROW	RIGHT-OF-WAY
O	REBAR SET
M.H.	MANHOLE
C	CENTERLINE
D.B.	DEED BOOK
---	NOT TO SCALE

SCALE: 1"=30'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
188 Demar Road, Homewood, AL 35208
Phone: (205) 842-0008 Fax: (205) 842-0087



VICINITY MAP
N.T.S.



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 81073C0413G, DATED SEPTEMBER 29, 2006.

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and TDL Homes, LLC, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Ray 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 RESURVEY OF LOT 2 MONTCREST ESTATES and to the government survey of Section 33, Township 17 South, Range 2 West. I, Ray 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 11th day of November, 2015.

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

By: [Signature]
TDL Homes, LLC - Owner
Terri Lyon - Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Ray 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 11th day of November, 2015.

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

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Terri Lyon, whose name is signed to the foregoing certificate as Member of TDL Homes, LLC, Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of January, 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.

[Signature] DATE: 1/15/16
DIRECTOR OF ENVIRONMENTAL SERVICES

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.

TDL Homes, LLC
1 Montcrest Drive
Mountain Brook, AL 35213

P-16-05

March 19, 2016

Via US Mail and email (bmonroe@lgwmlaw.com)

Britt Monroe
3922 Montevallo Road
Mountain Brook, AL 35213

Re: 3924 Montevallo Road, Mountain Brook Planning Commission case P-16-05

Dear Britt,

Since hearing of Trip Galloway's appearance on your behalf at the Mountain Brook Planning Commission's March meeting, we have reached out to him for additional information. Trip expressed to us through Dave Condon your concern over the landscaping and in particular the "screening" between your lot and 3924. He said you are asking for a perpetual agreement regarding the landscaping on 3924 as it relates to your property.

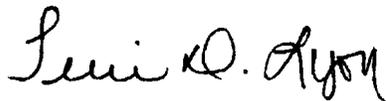
As you know, we live across the street from 3924 and have great interest in building a quality attractive home including beautiful landscaping. Our plan is to give the home a very finished mature appearance and to keep as many of the healthy plant and tree specimens intact as possible. We plan to keep the plants and trees that boarder the two properties as they are today until it is time to install the new landscaping; thereby limiting the time that the "screening" will be disturbed if it is disturbed at all.

The request to enter into an agreement with regards to plants and trees that would forever encumber future property owners of 3924 Montevallo Road is not something we can do.

Rest assured that we are well aware of your concerns and that our plans include maintaining and most likely improving the "screening" between the properties. We share with you our plans in good faith but can make no promises or guarantees on our behalf or any future owner of this private property.

We ask that you have faith and know that we wish to be good neighbors and that the new home and its landscape will be an asset to all. We hope we have belayed your concerns and ask that a letter be sent to the Mountain Brook Planning Commission as soon as possible informing them that no issues remain between us so our project may proceed. The next meeting of the Commission is scheduled for April 4th.

Thank you,



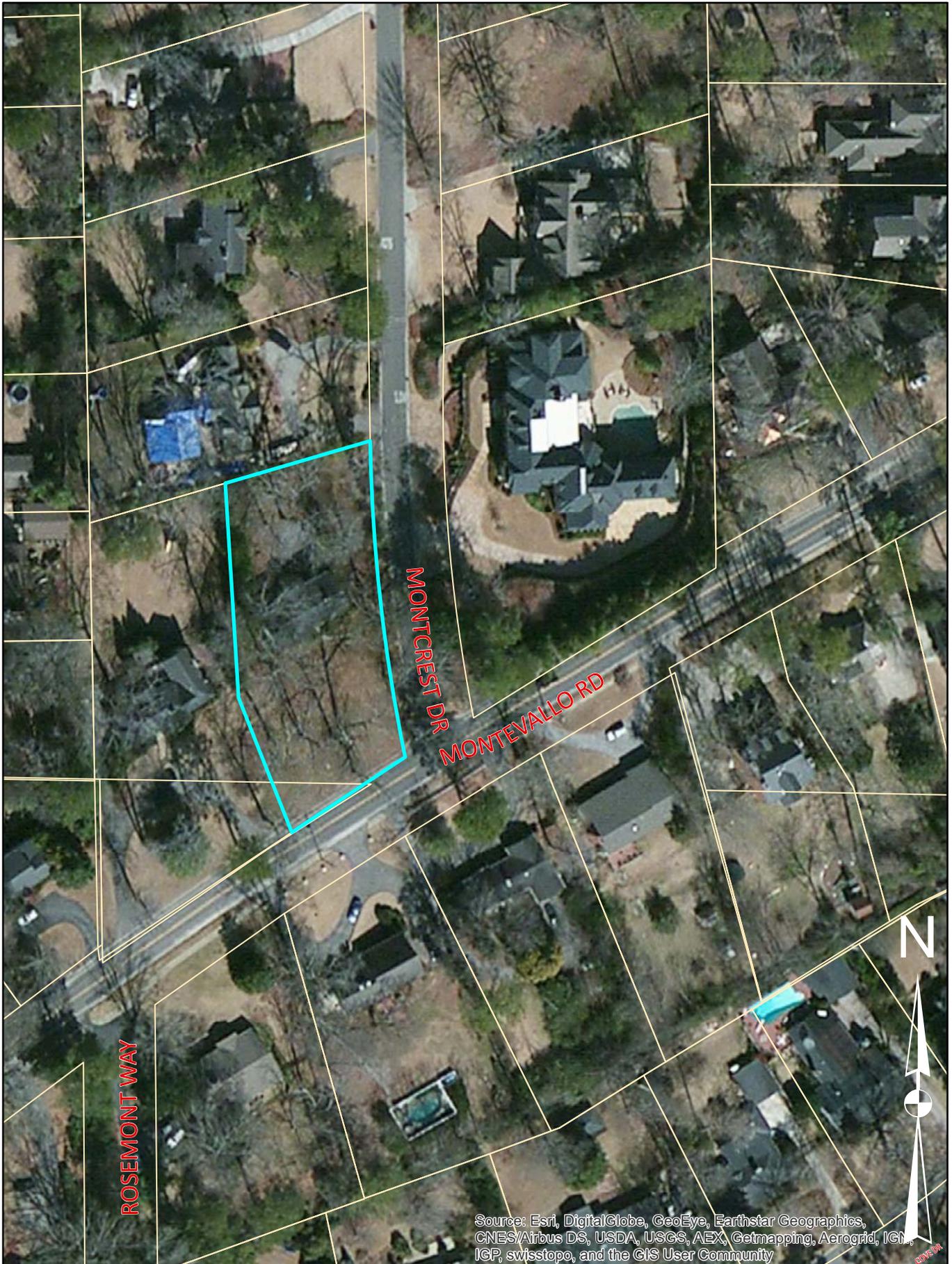
Terri D. Lyon, Manager
TDL Homes, LLC

Cc: Dave Condon - Closing@davidcondonlaw.com
Courtney Adams - courtney@davidcondonlaw.com
Trip Galloway - FCG3@gallowayscott.com

P-16-05



P-16-05 Aerial



ROSEMONT WAY

MONTCREST DR

MONTEVALLO RD

N

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Planning Commission Application PART I

Project Data

Address of Subject Property Lot 23-A, Between both 120 & 124 Lake Drive

Zoning Classification Residence B District

Name of Property Owner(s) Samuel E & Heidi H Yates

Phone Number 205-482-4103 Email syates@vulcansolarpower.com

Name of Representative Agent (if applicable)

Stephen Stallcup-Maynard, Cooper, & Gale

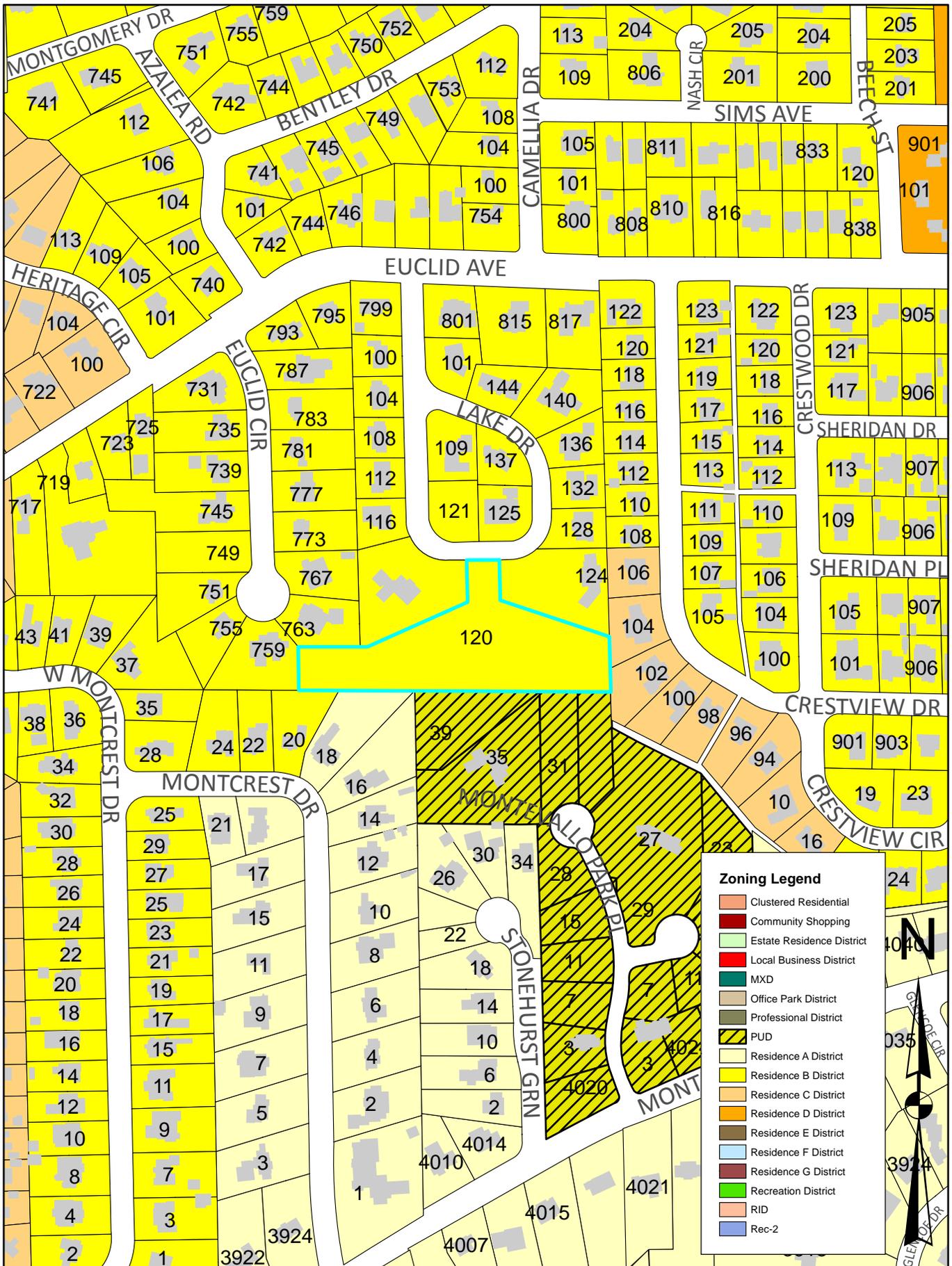
Phone Number 205-254-1073 Email SStallcup@maynardcooper.com

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.

P-16-09 Zoning



P-16-09

Petition Summary

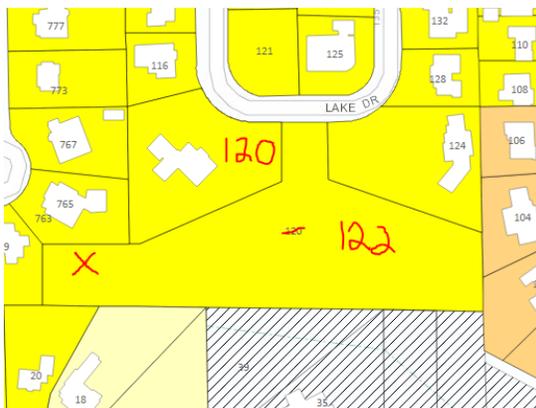
Request approval for the installation of an alternative solar energy system consisting of a ground mount array.

Analysis

Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

The subject solar panel array is proposed by property owners who live at 120 Lake Drive and also own the adjoining undeveloped lake property at 122 Lake Drive. The proposed location of the array is marked in this illustration with an “x” and is to be 55 feet x 8 feet, 6-1/2 feet high.

The proposed location meets the zoning code requirements for accessory structures of this size, and is proposed to be 12.5 feet from the north property line and 35 feet from the west property line. See attached sample photo of a similar array, drawing and specifications. Should the Planning Commission approve this application, the City Building Official recommends the recordation of a perpetual easement from the solar array to the adjoining property which it is intended to serve.



Appends

LOCATION: 120 & 122 Lake Drive

ZONING DISTRICT: Res-A

OWNER: Samuel and Heidi Yates

Sample Image Only

P-16-09

SY

From: Sam Yates syates@vulcansolarpower.com
Subject: representative picture
Date: March 21, 2016 at 11:39 AM
To: Dana Hazen hazend@mtnbrook.org

Hey Dana,

I pulled this from Google images-it's got 13 rows of 4 stacked solar modules. Our system will only have 10 rows. Also, I'm going to lower the front edge to within 12" of the ground so we have a lower profile.

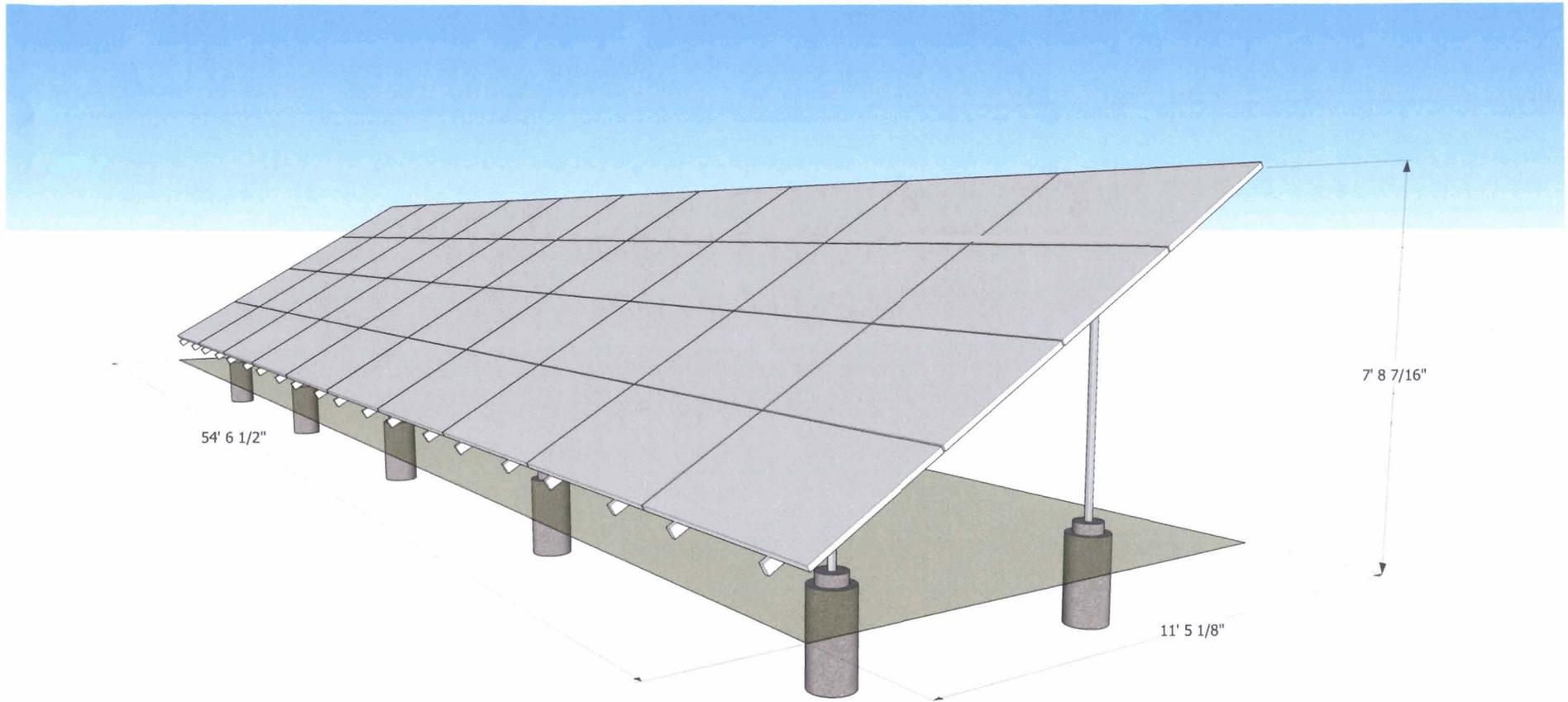
Do we need an actual detailed drawing of the system to be installed?



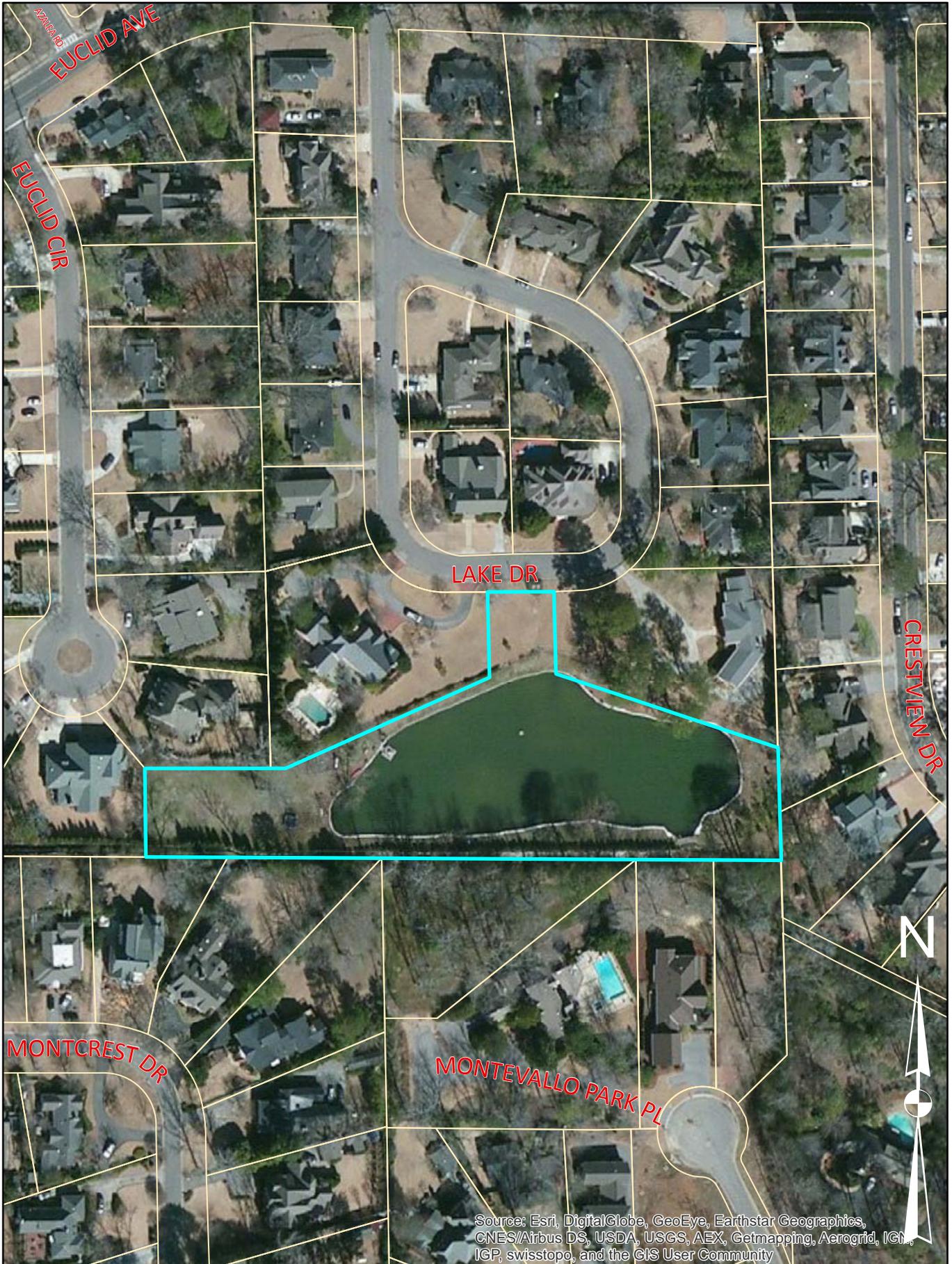
SAM YATES
President and Chief Operating Officer
VSP Solar, LLC
T: 205.679.8666
C: 205.482.4103

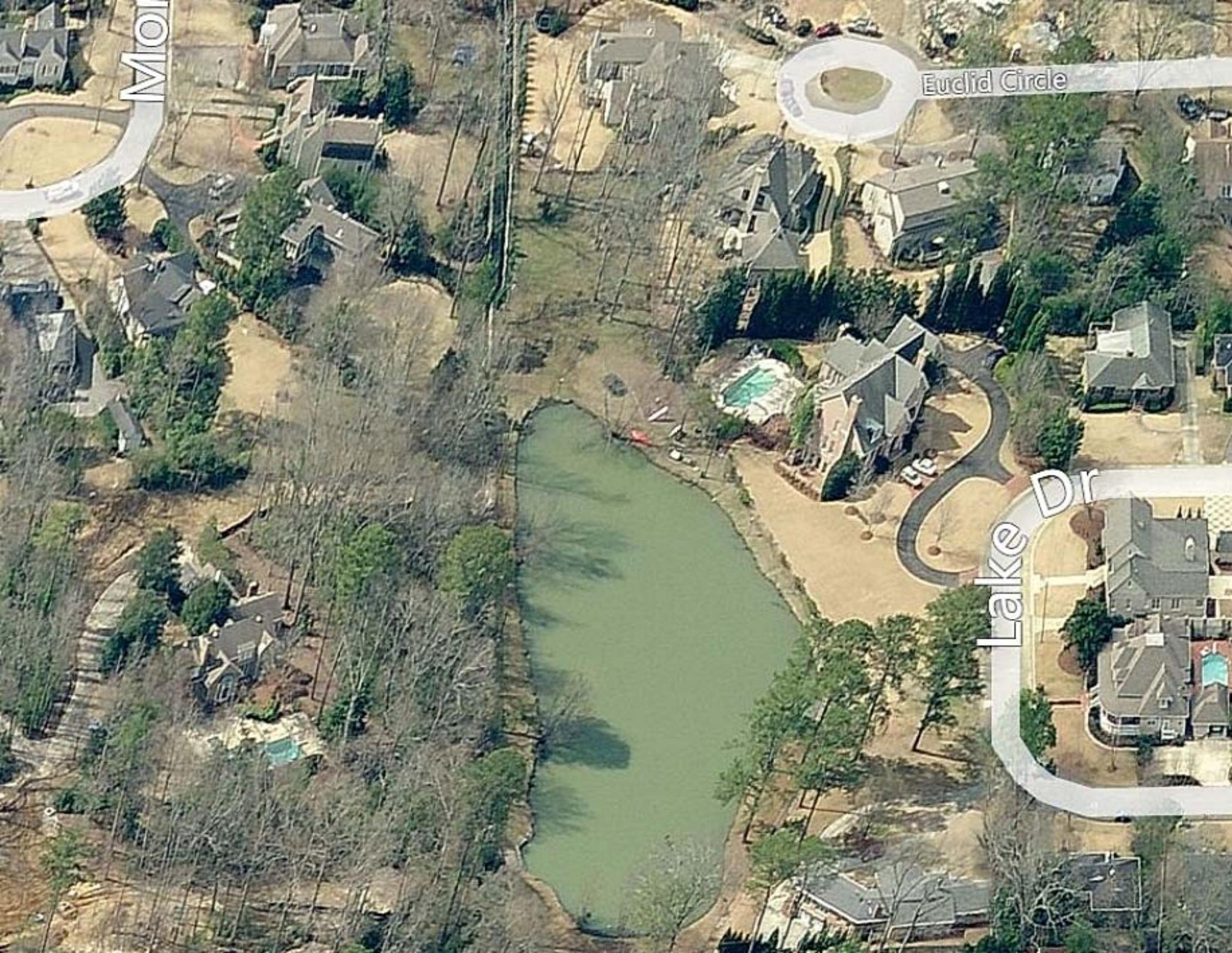
YATES HOME - 120 LAKE DR.

P-16-09



P-16-09 Aerial





Mor...

Euclid Circle

Lake Dr



Euclid Circle







Series 200 Configuration Tool Report



Company Name: VSP Solar
Project Name: Yates

Create Date: 2016-03-21T04:53:55-0700
Bill of Materials #44454

PV Module Data:

Module brand:	SolarWorld	Length:	65.95 inches	Frame color:	Silver
Model:	SW 285 mono	Width:	39.4 inches	Module Clamp Color:	Silver
Rated power @ STC:	285 W	Depth:	1.2 inches	Weight:	39.5 pounds

Environmental Requirements:

Wind Speed Standard:	IBC 2012	Tilt:	30 degrees
Snow Load:	0 psf	Existing Terrain: N-S Slope:	0 degrees
Wind Speed:	150 mph	End Clamp Type:	Universal
Topographic Condition:	Standard		

Array Information:

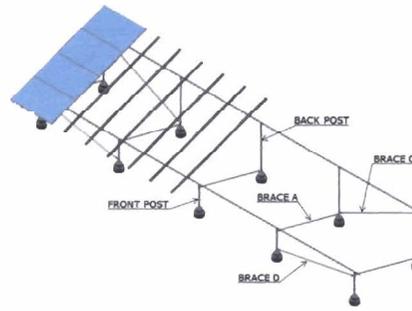
Number of rows per array:	4 High (Landscape)	Grounding Method:	UL 2703 Listed
Number of columns per array:	10 columns	Foundation Option:	Standard Pier
Number of arrays:	1 arrays	Bracing:	Standard
Minimum Height of Leading Edge:	12 inches	Pipe:	Sch.40
Module Overhang:	16 inches	Microinverter Attachment Kits:	No

Proposed Bill of Materials:

Part Number	Description	Qty
015-09855	SNAPNRACK, GROUND RAIL SET, 162IN, SILVER, 4 PC	5
242-02050	SNAPNRACK, BONDING MID CLAMP ASSEMBLY, 1,20 - 1,48IN, SILVER	60
242-02215	SNAPNRACK, UNIVERSAL END CLAMP	40
242-09004	SNAPNRACK, BONDING PIPE CLAMP ASSEMBLY FOR 1-1/2IN	40
232-01043	SNAPNRACK, GROUND RAIL END CAP, BLACK	40
242-02101	SNAPNRACK, GROUND LUG ASSEMBLY, 6-12 AWG	1
172-05800	HOLLAENDER, 5E-8, SINGLE SOCKET TEE, 1-1/2IN, AL-MG	20
172-05803	HOLLAENDER, 17-8, SINGLE ADJUSTABLE SOCKET TEE, 1-1/2IN, AL-MG	32
172-05808	HOLLAENDER, 62-8, PLUG END, 1-1/2IN, AL	24

STANDARD OPTIONS:

Maximum E-W post spacing: **72 inches**
 Adjusted E-W post spacing: **69 inches**
 N-S post spacing: **83.14 inches**
 Rails per Column: **2.00**
 Total Array Length: **55.05 feet**
 E-W exterior post distance: **51.75 feet**
 E-W exterior rail distance: **52.39 feet**
 Rail Span (RS): **96 inches**
 Rail Overhang (RO): **31.55 inches**
 Total Number of Modules: **40**
 Front Pier Depth: **30 inches**
 Back Pier Depth: **57.94 inches**



Front Post:		Back Post:	
Per Array:	10 posts	Per Array:	10 posts
Above grade:	27.78 inches	Above grade:	75.78 inches
Total length:	57.78 inches	Total length:	133.72 inches
Total quantity:	10 posts	Total quantity:	10 posts
Total feet of pipe:	48.15 feet	Total feet of pipe:	111.43 feet

Horizontal:	Brace A:	Brace C:	Brace D:
Per Array:	2	Per Array:	10
Length:	52.89 feet	Per Array:	3 (Every 3rd Bay)
Total quantity:	2	Length:	104.53 inches
Total feet:	105.78	Total quantity:	3
		Total feet:	26.13
			Total feet:
			19.29

NOTE: All pipe lengths are estimated to be slightly long. Pipe fittings will slightly reduce length of cross braces, and terrain variations may effect lengths as well. Pipe is typically purchased from a plumbing supply in 21 foot sections. It is important to make sure the pipe is threaded on both ends and includes a coupler. Use this coupler to connect pipe sections together for the Horizontal Pipe.

Total:		Concrete Estimate:	
Total Posts:	20	Cubic Yards:	2.6
Total Pipe:	399 feet	60 lb Bags of Concrete:	130



March 20, 2016

City of Mountain Brook

Planning Commission

Mountain Brook, AL

VSP Solar, LLC (AHB license #24971) will install an alternative solar energy system at the home of Sam & Heidi Yates, 120 Lake Drive, Mountain Brook, AL 35213.

Sam Yates is also a managing member of VSP Solar, LLC, and will perform the install with a NABCEP certified installer.

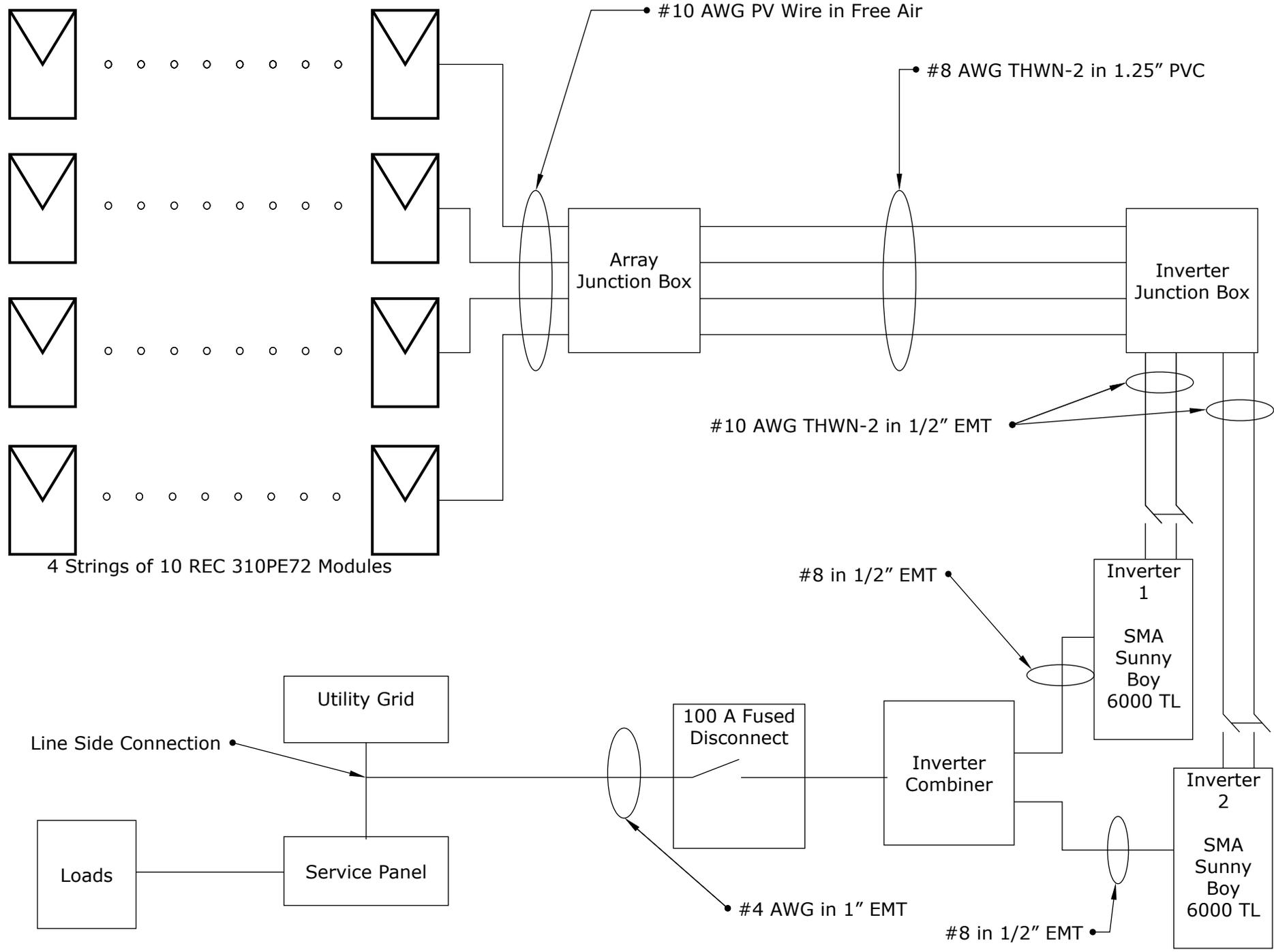
The system includes a 12 kW ground mount array, per the attached design, engineered to the International Building Code 2012 to withstand 150 mph winds. The structure is also designed to UL 2703 (Mounting Systems).

The array, consisting of 40 solar modules, will be constructed as indicated on the survey, stacked 4 ea. high in landscape profile, facing due south, angled at 30 degrees to the horizontal.

The solar array measures 55' long x 8' deep x 6-1/2' tall.

The panels are wired in series, 10 ea to a string, then run on #10 AWG PV Wire to a combiner box adjacent to the array. The #8 AWG THWN-2 wire is run in conduit to the house, buried at a minimum of 18" to meet code. Please see accompanying wire diagram.

Samuel E Yates



Amendment to Article XVIII, Section 129-295 Temporary Uses – Open Houses, Home Tours and Special Events.

Summary

The proposed amendment is designed to provide a regulatory framework for open houses, home tours and other similar charitable and special events in the residential districts of the City. The frequency of these types of events has increased over the past few years, and the attendance of such has increased as well, causing parking problems, fire lane hazards and neighborhood contention. The proposed ordinance will help streamline the process and mitigate potential negative impacts to surrounding properties.

See attached draft ordinance (new language in red).

**CITY OF MOUNTAIN BROOK
NOTICE OF PROPOSED AMENDMENT TO ZONING
ORDINANCE AND OF PUBLIC HEARING THEREUPON**

Notice is hereby given that at a regular meeting of the Planning Commission of the City of Mountain Brook, Alabama, to be held on April 4, 2016, at 5:30 p.m. in Council Chambers at Mountain Brook City Hall, 56 Church Street, Mountain Brook, Alabama, said Planning Commission will hold a public hearing to consider a proposed amendment to Chapter 129 of the Code of the City of Mountain Brook, as it pertains to Section 129-295 Temporary Uses, as follows:

“Section 129-295 Temporary Uses.

- (a) Yard sales. A resident of the city may conduct sales commonly known as yard sales, garage sales or estate sales (hereinafter collectively referred to as "yard sales") at the resident's dwelling, or at the dwelling of another resident of the city, under the conditions specified herein below. All such sales shall be subject to the same monitoring and enforcement procedures set forth in article XXIII of this chapter (applicable to home occupations).
- (1) Not more than one yard sale shall be held at any dwelling during any calendar year.
 - (2) No person may participate in, including having his property sold at, more than one yard sale in the city during any calendar year, regardless of whether such additional sale is held at his dwelling or at the dwelling of another person.
 - (3) An agent may be hired to assist in the conduct of, or to conduct, such sale if all property for sale is displayed or located within the dwelling or within an accessory structure of the dwelling or in a portion of the dwelling's yard which is not visible from any street which is adjacent to the parcel on which the dwelling is located.
 - (4) Yard sales shall be limited to two days in duration, which days must be consecutive; however, a yard sale may last for up to four consecutive days if all property for sale is displayed or located within the dwelling or within an accessory structure of the dwelling or in a portion of the dwelling's yard which is not visible from any street which is adjacent to the parcel on which the dwelling is located.
 - (5) A permit shall be required for each yard sale, regardless of the number of people who participate in a sale, for which a fee to help defray the cost of issuing the permit will be charged in accordance with article XXVII of this chapter. Although only one permit will be required for each sale, each person who participates in the yard sale must be named as an applicant for the permit. Application for such permit must be filed with the city clerk prior to the first day of the proposed yard sale.
 - (6) One sign, not to exceed six square feet in area, may be posted in the yard of the dwelling in which the yard sale is conducted. The sign may be in the yard for a period not to exceed four consecutive days, including the day or days of the sale itself, and must be removed within 24 hours after the conclusion of the sale.
- (b) Trunk sales. Trunk sales, defined for the purposes of this chapter to mean the sale of new clothes, clothing accessories and other consumer goods by means of the purchaser ordering such items or goods from samples and/or catalogs available for inspection at a dwelling during the trunk sale, may be conducted at the dwelling of a resident of the city under the conditions specified herein below, and all such sales shall also be subject to the same

monitoring and enforcement procedures set forth in article XXIII of this chapter (applicable to home occupations).

- (1) In addition to the monitoring and enforcement procedures made applicable in this section, the conditions for use of dwelling for a home occupation set forth in article XXIII of this chapter (home occupations) shall also be applicable to the use of dwellings for trunk sales.
 - (2) No more than four trunk sales shall be conducted at anyone dwelling during anyone calendar year.
 - (3) Not more than two people who are not residents of the dwelling at which a trunk sale is conducted may conduct or assist with a trunk sale; provided, that: (1) Any such people must be employees, agents or representatives of the company which produces the goods to be sold at the trunk sale; and (2) An adult resident of the dwelling at which the trunk sale is being held is present at the trunk sale when it is held.
 - (4) There shall be no goods in the dwelling that are available for sale.
 - (5) Trunk sales shall be limited to a maximum of five days in duration, which days must be consecutive.
 - (6) However, a single permit may be issued for all trunk sales to be held at a dwelling during any calendar year, provided that either the dates of all such sales are included in the application for the permit; or written notice of the place, date and time of each sale, along with a copy of the permit previously issued for that calendar year, are delivered to the zoning officer at least seven days before each such sale is to be held.
 - (7) The permit fee must be paid for each permit applied for, but only the application for the first permit must be accompanied by an application for a business license; provided, that thereafter the business license is kept in effect. The drawings, plans or other requirements of article XXIII of this chapter made applicable to trunk sales by this section need be filed only with the application for the first permit unless a different portion of the dwelling is to be used for a subsequent trunk sale.
- (c) **Open Houses, Home Tours and Special Events.** Open houses, home tours and other special events ("Special Events") wherein a residential premise or part thereof is made open to the public for a fee, donation or other remuneration or otherwise for commercial or charitable purposes may be conducted in the residential districts of the city under the conditions specified herein below. Such uses shall also be subject to the same monitoring and enforcement procedures set forth in article XXIII of this chapter (applicable to home occupation).
- (1) No more than one (1) such Special Event(s) shall be conducted at any one residential premises during anyone calendar year.
 - (2) Such Special Event shall be limited to a maximum of five (5) days in duration which days must be within a fourteen day period beginning with the first day of the event.
 - (3) No goods shall be sold at the Special Event other than furniture, furnishings or other items used to furnish the home or premises.

- (4) A permit shall be required for each Special Event for which a fee to help defray the cost of issuing the permit will be charged in accordance with article XXVII of this chapter. Application for such permit, in the form and with all information requested by the city, must be submitted to the city clerk at least thirty (30) days prior to the date upon which the Special Event is scheduled to begin.
- (5) If, after review of the application, the City Manager determines that the parking or the public rights of way are insufficient to anticipated traffic volume for the Special Event, the City manager may require the use of remote parking areas and shuttle buses or valet services, the engagement of law enforcement officers by the applicant to assist with vehicular traffic or other measures designed to reduce the impact on surrounding properties and the public rights of way in the area.
- (6) For the purposes of this section, an open house or home tour conducted for the sale purpose of marketing or sale of the residential premises themselves and for which a fee, donation or other remuneration is not collected shall be permitted and shall not be subject to the conditions in this subsection.

(d) Temporary structures and related items. Any structures or items associated with construction taking place on a parcel, or with other activities of a temporary nature, including, but not limited to, portable toilets, shall be placed so as to be in conformity with the minimum setback requirements applicable to the principal building on such parcel.

(e) Signs re: sale or rental of property. A sign advertising the sale or rental of a parcel may be placed in the front yard of any parcel; provided, that such sign may not exceed six square feet in area.”

At the aforesaid time and place, all persons who desire shall have an opportunity to be heard in opposition to or in favor of adoption of the proposed amendment.

For questions concerning these proposed zoning amendments, please contact:

Dana Hazen, AICP, MPA
Director of Planning, Building & Sustainability
205/802-3821
hazend@mtnbrook.org

CERTIFICATION

I, Tammy Graham, Administrative Assistant for the City of Mountain Brook, Alabama, do hereby certify that I have caused notice of the proposed amendment to the zoning ordinance and of public meeting thereupon set forth above to be published and provided in the manner specified by Article XXV, Sec. 129-431, of the Mountain Brook City Code. I further certify that I have posted said notice in four conspicuous places within the City of Mountain Brook, in the manner and within the time permitted by law, said places being:

Mountain Brook City Hall, 56 Church Street
Gilchrist Pharmacy, 2850 Cahaba Road
The Clock Tower, 99 Church Street
Overton Park, 3020 Overton Road

Tammy Graham, Administrative Assistant