

# PLANNING COMMISSION PACKET

June 28, 2016

**Hello All,**

Enclosed please find your packet for the meeting of **Tuesday** July 5, 2016.

We have:

- 1 Resurvey (previously approved by PC but not recorded)
- Revised Development Plan for Mountain Brook Elementary field (restroom and scoreboard revised location for both)
- *Discussion for Pre-meeting regarding proposed redevelopment of Wales-Goebel site on Pump House Road*

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

[www.mtnbrook.org](http://www.mtnbrook.org)

- Government
- Other Meeting Agendas
- Planning Commission
- 2016-July-5 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](mailto:hazend@mtbrook.org).

**Looking forward to seeing you on **Tuesday!****

*Dana*

MEETING AGENDA  
CITY OF MOUNTAIN BROOK  
PLANNING COMMISSION

JULY 5, 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: June 6, 2016
4. **Case P-16-15:** Consideration of a development plan of the Mountain Brook Elementary School field for the installation of a restroom and scoreboard (revised locations from Case P-16-13 approved in May 2016). **3041 Cahaba Road – Mountain Brook Board of Education, City of Mountain Brook Parks and Recreation.**
5. **Case P-16-16:** Cahaba River Park Survey, being a resurvey of Rami Subdivision as recorded in Map Book 210, Page 24, in the office of the Probate Judge of Jefferson County, Alabama and acreage situated in the N 1/2 of the NE ¼ of Section 11, Twp-18S, R-2W, in the City of Mountain Brook, Jefferson County Alabama – **3503 Overton Road**
6. Next Meeting: August 1, 2016
7. Adjournment

**MINUTES**  
**CITY OF MOUNTAIN BROOK**  
**PLANNING COMMISSION**

**JUNE 6, 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, June 6, 2016 at 5:30 p.m. The roll was marked as follows:

Members Present: Fred Murray, Chairman                      Absent:        None  
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  
Glen Merchant, Building Official  
Whit Colvin, City Attorney  
Tammy Graham, Administrative Assistant

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: Mr. Black, to approve as printed  
Second: Mrs. Williams  
Vote: Unanimous approval

3. **Approval of Minutes:** May 2, 2016

Motion: Mrs. Williams to approve as amended  
Second: Mr. Carl  
Vote: Unanimous approval

4. **Case P-16-14: 3010 Canterbury Lane – Joshua and Kathleen Hartman** **EXHIBIT 1**

Canterbury Subdivision Resurvey of Lot 1, being a resurvey of Lot 1 according to the survey of Canterbury Subdivision as recorded in Map Book 25, Page 54, in the office of the Probate Judge of Jefferson County, Alabama and acreage situated in the NE ¼ of the NE ¼ of Section 8, Twp-18S, R-2W, in the City of Mountain Brook, Jefferson County, Alabama.

Bob Easley, Alabama Engineering Co., Inc., presented the resurvey application request to combine two lots into one lot.

Chairman Murray asked if the correction for the final plat, as required by the Subdivision Regulations, had been completed. Mrs. Hazen affirmed the correction.

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

Resurvey approved by a vote of 7-0.

5. **Review/Adopt Guidelines for Planning Commission Review of Solar Panel Applications**

**EXHIBIT 2**

Solar Energy Systems, generally.

- 2) Abandoned or inactive SES shall be removed within twelve (12) months of the cessation of operations **by the property owner.**

Ground Mounted Solar Energy Systems.

- 3) To the extent possible, without compromising the solar SES's access to sunlight, ground mounted SES shall be screened from view at-grade from all adjacent **streets and** properties.
- 4) **No portion of the SES shall be visible from any public street.**

Mrs. Hazen stated that the presented document will serve as a guideline.

Motion: Mr. Black, to adopt the document as a guideline, with the amendments, as discussed  
Second: Mrs. Alby  
Vote: Ayes: Fred Murray  
Susan Swagler  
Alice Williams  
Cay Alby  
Jack Carl  
Philip Black  
Jamie Gregory  
Nays: None

Resurvey approved by a vote of 7-0.

6. **Case P-16-09: Sam and Heidi Yates - 120 Lake Drive**

**EXHIBIT 3**

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) *(carried over from April 4, 2016)*

Mr. Yates presented the request:

- Alabama Power Company has approved.
- The system is not visible from any street.
- A nice landscape plan has been designed to accompany the ground-mount array.
- After meeting with one neighbor, Mr. Yates agreed to move the array over so that it will not be visible from their back porch.
- The square footage of the array is 440. Mrs. Hazen stated that the square footage amount disqualifies the structure from reduced side and back setbacks.

Motion: Mr. Black, to approve request to install the alternative solar energy system as presented

Second: Mrs. Alby

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

Nays: None

Motion approved by a 7-0 vote.

7. **Amendment to Article XVIII**, Section 129-295 Temporary Uses Regarding **EXHIBIT 4**  
 Open Houses, Home Tours and Special Events. *(carried over from April 4, 2016)*

(c) **Open Houses, Home Tours and Special Events. Open houses, home tours ....**

- (1) No more than one (1) such Special Event(s) **of more than 30 guests at any given time** shall be conducted at any one ~~residential premises~~ residence during any one calendar year.
- (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~~ **city manager** at least thirty (30) days prior to the date upon which the Special Event is scheduled to begin.

Motion: Mr. Gregory, to approve the amendments to the Temporary Uses Regarding Open Houses, Home Tours and Special Events document as discussed

Second: Mr. Black

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

Nays: None

Motion approved by a vote of 7-0.

8. **Amendments to Chapter 129 of the Code of the City of Mountain Brook, Articles I, X, XI, and XII, regarding Office Uses and Medical Clinics**

Mrs. Hazen presented the amendment for consideration:

This amendment is to define a medical clinic as a separate use from a professional office or a business office, to compose a definition to reflect the designated use, and to assign that use to a zoning district.

Adding:

**Article I. - Definitions**  
**Section 129-2. Definitions**

Clinic, medical and dental. A category of medical and dental care focused on the delivery of routine or ambulatory care, and the treatment of acute or chronic illness or injury requiring immediate care (those not warranting an emergency room visit). Often characterized by, but not limited to, one or more of the following: acceptance of patients on a walk-in basis with no appointment required, extended hours of operation on weekdays and/or weekends, and/or a pool of rotating medical or dental practitioners rather than the primary office of one or more permanent practitioners.

~~Office. A building, or a portion of a building, in which professional clerical, administrative and similar activities are conducted, without any sales.~~

Office, business. Office uses that provide employment and space for the administrative affairs of businesses, but that do not generally involve frequent or intensive interactions by clients or general consumers on a daily basis, and where the delivery of the product or service does not necessarily need to occur on the premises.

Office, professional. Offices uses such as accountants, architects, attorneys, dentists, engineers, insurance agents, physicians, realtors, surgeons or persons conducting similar occupations or professions whose occupation or profession often requires professional licenses or certification.

**Article X. – Professional District**  
**Sec. 129-151. - Permitted uses.**

The uses permitted in Professional Districts shall be as follows:

- (1) Professional offices; ~~occupied by accountants, architects, attorneys, dentists, engineers, insurance agents, physicians, realtors, surgeons or persons conducting similar occupations or professions;~~
- (2) Private schools for the teaching of dancing, music or other educational courses; and
- (3) The design and assembly of frames for paintings, pictures, photographs, posters, lithographs, shadow boxes and similar items; and
- (4) Accessory structures customarily incidental to the uses permitted by this section 129-151.

**Article XI. – Office Park District**  
**Sec. 129-171. - Permitted uses.**

The uses permitted in Office Park Districts shall be as follows:

- (1) Professional offices;
- (2) Business offices;
- (3) Clinics, medical and dental;
- (4) Public buildings;
- (5) Gymnasiums and fitness centers;
- (6) Daycare centers;
- (7) Restaurants;
- (8) Dressmaking, millinery, sewing, tailoring, alterations, knitting and crocheting; provided, that any person engaged in dressmaking, millinery, sewing, tailoring or alterations may conduct trunk sales at his place of business, subject to the following conditions: (a) as used herein, "trunk sale" shall mean the sale of new clothes, clothing accessories and other consumer goods by means of the purchaser ordering the finished goods from samples and/or catalogs which are available for inspection at the place of business during the trunk sale; (b) no more than four trunk sales may be conducted at the place of business during any calendar year; and (c) no trunk sale may last for more than five days, which days must be consecutive.
- (9) Laboratories for the compounding and sale of prescription drugs;
- (10) Building and office cleaning services whose primary business is the cleaning of buildings and offices located in the same Office Park District in which the cleaning service is located;
- (11) Not more than ten percent of the rentable floor area in a building or buildings located on a parcel in an Office Park District may be used for retail establishments; provided, that: (a) all such retail businesses shall be designed and intended for the support of the other uses permitted under this section 129-171 and shall not be designed or intended to attract business or customers from without such Office Park District and provided, further, that such retail use shall be subject to the prior approval of the planning commission; and
- (12) Accessory structures customarily incidental to the uses permitted in an Office Park District.

**Article XII. – Local Business**

**Section 129-192 Permitted Uses**

**(b) Conditional Uses.**

- (1) **Service uses** shall be conditional uses in any area covered by a village master plan or the village overlay standards. The conditional review and approval process shall ensure that, in addition to the other factors of conditional review, sufficient parking exists so that the use will not negatively impact existing established businesses, and that the proposed service use, either in isolation or in conjunction with other service or office uses, will not have a detrimental impact on public parking in the villages. The service use category consists of businesses that offer

~~customers~~ **customer** services for the performance and delivery on premises, and may offer some limited products or merchandise associated with the service. The service use category includes the following uses:

- a. Banks;
- b. Barber shops;
- c. Beauty shops;
- d. Dancing academies;
- e. Daycare centers;
- f. Dry cleaning establishments;
- g. Electronic and electrical repair shops;
- h. Fitness centers;
- i. Gymnasiums;
- j. Interior Design Shops
- k. Nail Salons
- l. Neuromuscular therapists;
- m. Personal fitness trainers;
- n. Photography studios;
- o. Physical therapists;
- p. Self-service laundries;
- q. Shipping and wrapping of packages and sale of related items;
- r. Shoe repair shops;
- s. Tanning salons;
- t. Theaters for the performing arts;
- u. Travel agents.

- (2) **Office uses** shall be conditional uses in any area covered by a village master plan or the village overlay standards. The conditional review and approval process shall ensure that, in addition to the other factors of conditional review, sufficient parking exists so that the use will not negatively impact existing established businesses, and that the proposed office use, either in isolation or in conjunction with other service or office uses, will not have a detrimental impact on public parking in the villages. ~~The office use category consists of businesses that provide employment and space for the administrative affairs of businesses, but that do not generally involve frequent or intensive interactions by clients or general consumers on a daily basis, and where the delivery of the product or service does not necessarily need to occur on the premises.~~ The office use category includes the following uses:

- a. Business offices;
- ~~b. Interior design shops (added to Service Uses)~~
- b. Professional offices.

Any office use established or permitted by right prior to May 15, 2009, shall be permitted to continue in the same location without regard to these provisions, provided that such use is not expanded. An office use so established or permitted may be replaced by another office use with the same or fewer required parking spaces, it being the intent of the council to permit the continued office use of properties where existing office uses are located without the need for specific approval if parking demand is not increased. However, should such office use be replaced with a retail use, then any future reestablishment of an office use in the same location will require prior written approval of city council per subsection (b) of this section.”

Motion: Mrs. Williams, to approve the amendment to the Code of the City of Mountain Brook as discussed

Second: Mr. Black

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

Nays: None

Motion approved by a vote of 7-0.

9. **Next Meeting:** July 5, 2016

10. **Adjournment:** There being no further business, the meeting stood adjourned at 5:52 p.m.

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Tammy Graham, Administrative Assistant



**Planning Commission Application  
PART I**

Project Data

Address of Subject Property 3041 Cambridge Road (Mountain Brook Elem)

Zoning Classification Res-A

Name of Property Owner(s) Mountain Brook School Board

Phone Number 871-4608 Email \_\_\_\_\_

Name of Representative Agent (if applicable)

Shanda Williams - Mountain Brook Parks + Rec

Phone Number 802-3879 Email willamssh@mtnbrook.org

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.

June 22, 2016

## Restroom and Scoreboard at Mountain Brook Elementary Field

To Whom It May Concern:

The Park Board would like to install a pre-fabricated restroom near the field at Mountain Brook Elementary. This restroom will be similar to the ones at Brookwood Forest Elementary and Overton Park except that it will have two handicap accessible restrooms. It will be 10' x 18' which includes a small 2 foot porch on the front. It will be 10' tall at the apex of the roof. A photo and plans of the restroom have been included with this request.

The Park Board would also like to install a scoreboard near the restroom. This will be similar to the scoreboards located at Crestline Elementary and each baseball field at the Sports Complex. I believe these are approximately 4' x 8'. A photo of an existing scoreboard is included on the next page. These projects will be installed close together so the electricity can easily be connected from the restroom to the scoreboard.

After the last Planning Commission meeting we found out the location by the batting cages was in the Flood Way where we are unable to build. We had a surveyor come out and help us find a location that would work and that is in the corner of Heathermoor Road and Cahaba Road. It will be approximately 5 foot inside the existing sidewalk that runs parallel with Cahaba Road and approximately 10-12 foot to the outside of the sidewalk that runs along Heathermoor. Photos of the stakes marking the location are included. The string represents how high the restroom will have to be. It will almost be equal to the sidewalk that runs along Cahaba Road and be 19- 24 inches higher than the ground now on the side facing the field. We will have to make the porch 3 foot wider and add a ramp to make it ADA accessible.

We will request a darker brown color than what is pictured in the photo of the restroom and we will landscape around it to help screen it from the road.

This location will also make connecting to the utilities cheaper. It will be closer to a sewer connection, power connection, and water connection.

The scoreboard will be mounted on the existing field light pole across the sidewalk from the restroom. It will still face the field away from traffic.

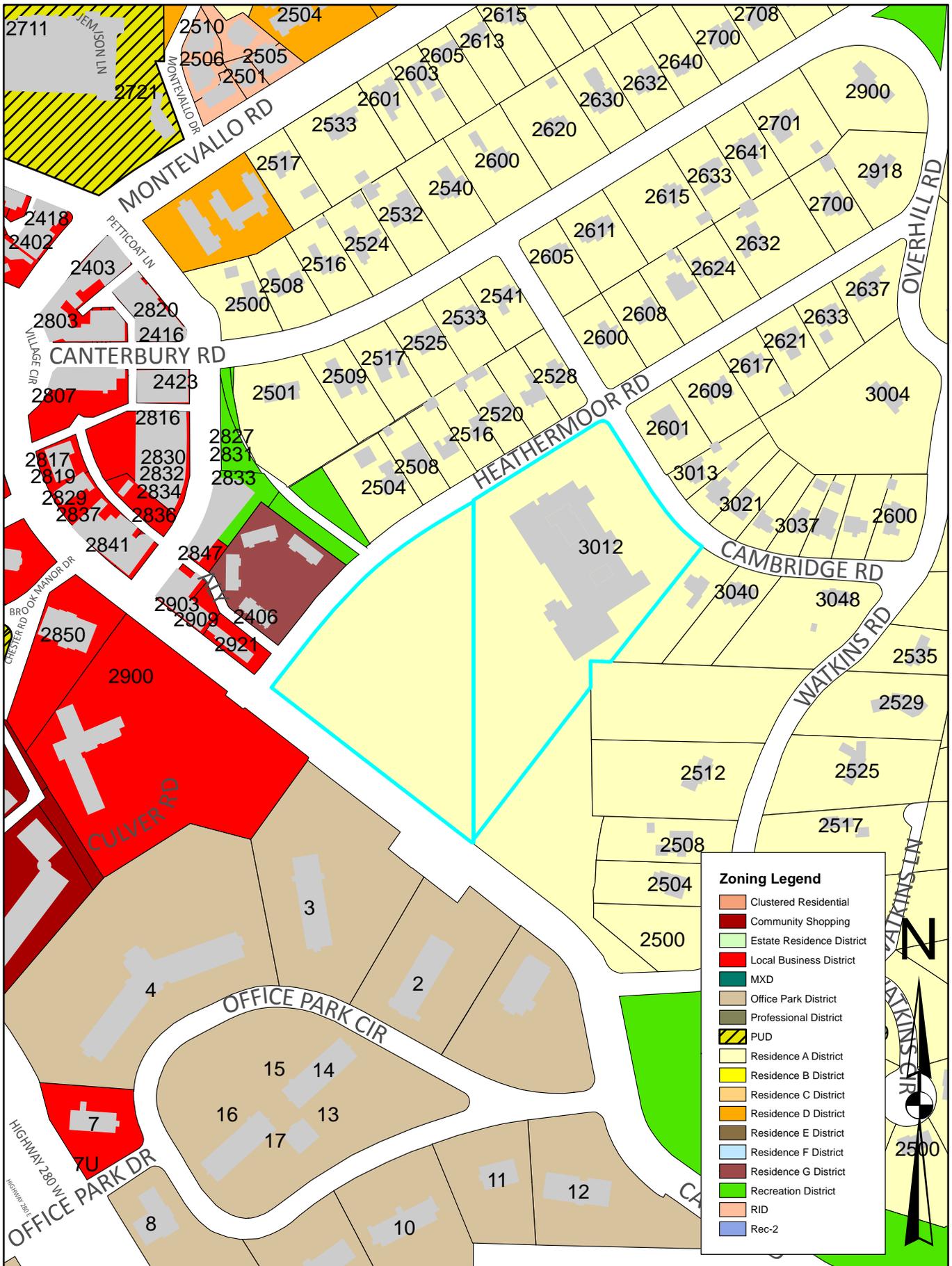
Because of the cost of the restroom alone, the project will have to be bid out. If everything goes smoothly, we hope to get it installed this summer while school is out. Then the scoreboard can be used for football this Fall.

If you have any questions, please contact me at 802-3879 or at [williamssh@mtnbrook.org](mailto:williamssh@mtnbrook.org).

Sincerely,

Shanda Williams  
Superintendent of Parks and Recreation

# P-16-15 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 F District
- Residence G District
- Recreation District
- RID
- Rec-2

# P-16-15

## ***Recent Background***

On May 2, 2015 the Commission approved a restroom facility and score board at the Mountain Brook Elementary fields, but due to flood plain issues, the previous location would not work for the restroom facility. The revised location is near the walking trail along Cahaba Road, and the proposed score board location has moved, along with the restroom, in order to keep electrical lines together.

## ***Petition Summary***

Request for a revised development plan for the Mountain Brook Elementary recreational fields to add a permanent restroom facility and a score board.

Section 129-32 of the zoning code requires Planning Commission approval for improvements to an institutional use in the Residence-A District. See attached letter from the City's Parks and Recreation Director for specifics about the proposed project.

The scoreboard is to be lighted, but the existing field lights are brighter than any light that would be emitted from the scoreboard.

## ***Subject Property and Surrounding Land Uses***

The subject property contains the recreational fields adjoining Mountain Brook Elementary and is surrounded by a mixture of single family, multi-family, institutional office and commercial uses.

## ***Affected Regulation***

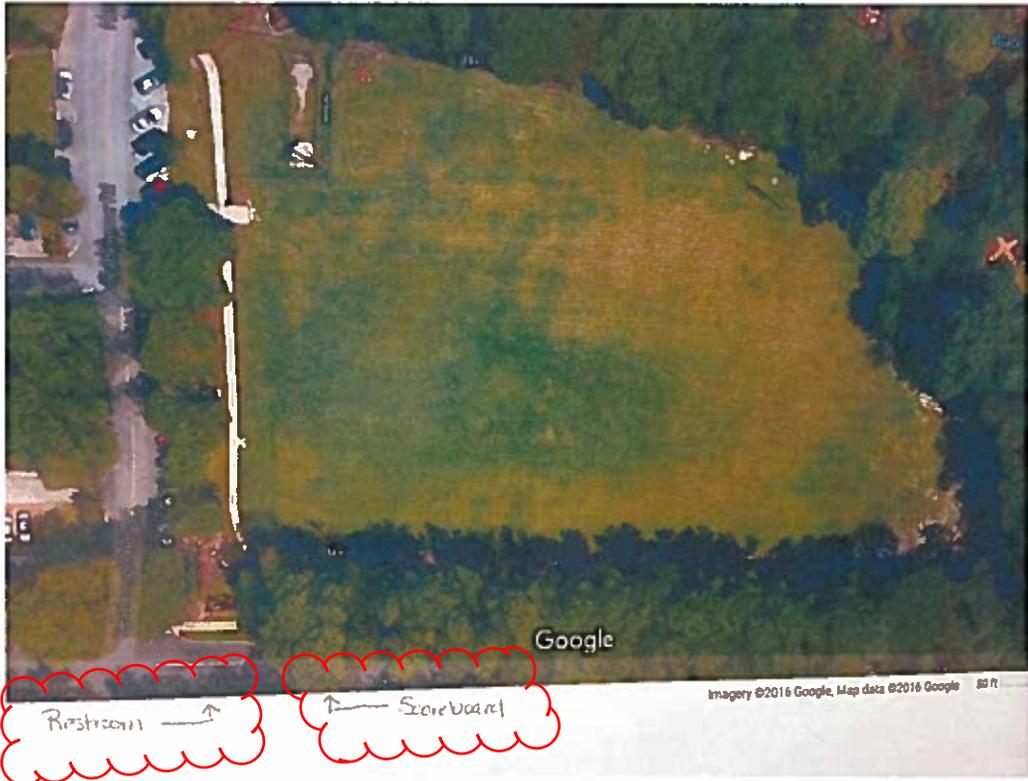
Article III, Residence-A District; Section 129-32 Conditions on Certain Permitted Uses.

## ***Appends***

LOCATION: 3041 Cambridge Road

ZONING DISTRICT: Res-A

OWNER: Mountain Brook Board of Education



This is a photo of the restroom. We can choose a different color wall and roof.



This is a similar scoreboard at the Complex







Pan

Streets

Help

Heathermoor Rd

Cambridge Rd

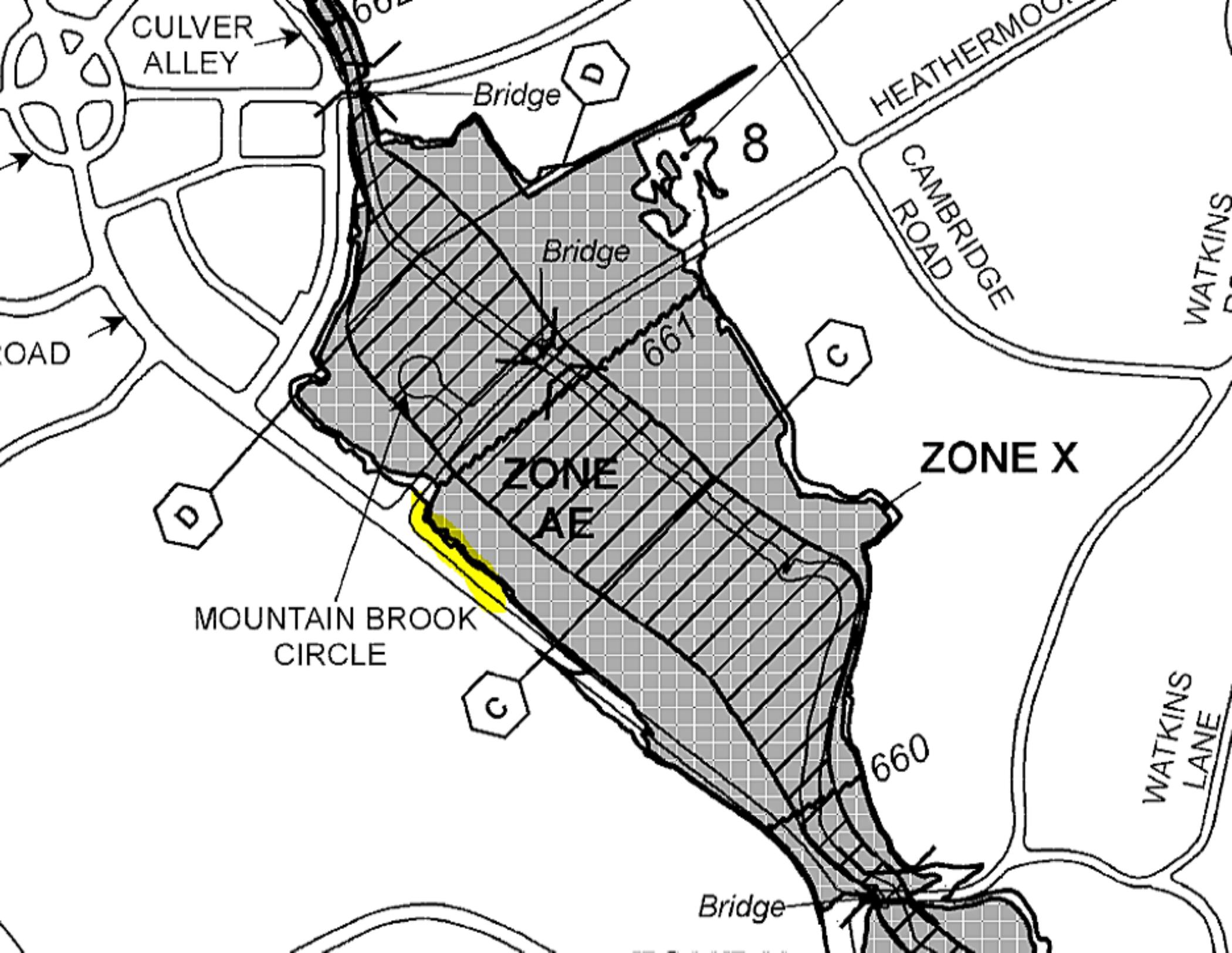
Cahaba Rd

MOUNTAIN BROOK ELEMENTARY SCHOOL

28 - 8 - 4

Watkins Rd

Watkins Ln



CULVER ALLEY

Bridge

HEATHERMOOR

8

CAMBRIDGE ROAD

Bridge

661

C

ZONE X

ZONE AE

D

MOUNTAIN BROOK CIRCLE

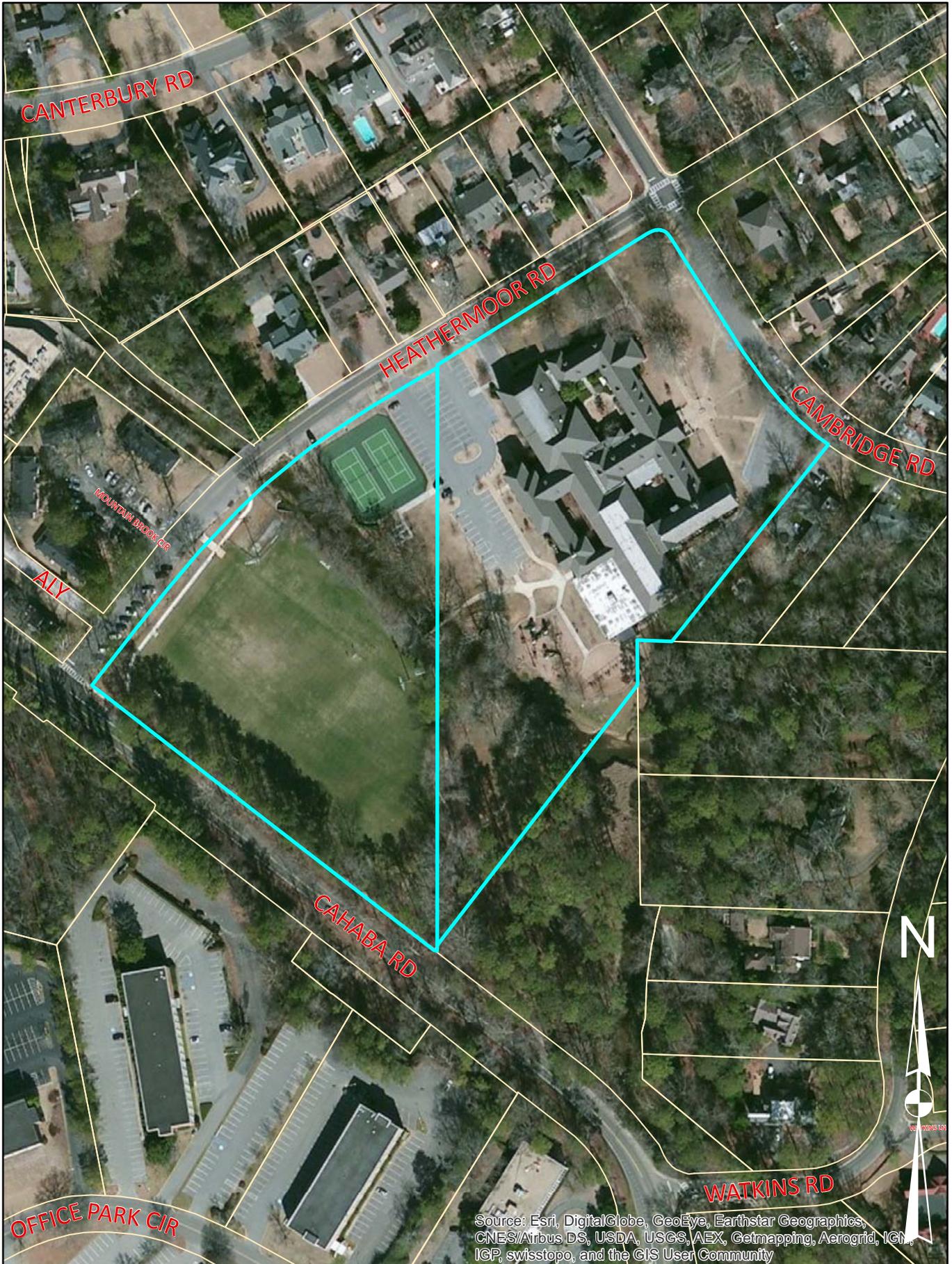
C

660

WATKINS LANE

Bridge

# P-16-15 Aerial



P-16-16



## Planning Commission Application PART I

### Project Data

Address of Subject Property 3503 Overton Road

Zoning Classification Estate & Res-A

Name of Property Owner(s) City MB & Rami Achdut

Phone Number 205/802-3821 Email hazend@mtbcrack.org

Name of Representative Agent (if applicable)  
N/A

Phone Number \_\_\_\_\_ 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.



# P-16-16

## Resurvey (lot line adjustment) in existing Residence A and Estate zoning

- ✓ **Background:** On March 2, 2015, the Planning Commission approved this same plat, but it has not been recorded.
- ✓ Lot line adjustment between the City's Cahaba River Park lot (zoned Estate) and the adjoining Res-A property to the immediate south. The City is purchasing two triangular pieces of the Res-A parcel in order to provide additional landscape buffering between the park and the residential property.
- ☑ **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) Achdut is misspelled (as Achduct) in three places on the plat;
  - 2) Revise side setback on Lot 1 to 15 feet.

- **Project Data:**

CURRENT ZONING: Residence-A and Estate Residence

OWNERS: Rami Achdut and the City of Mountain Brook

LOCATION: 3499 and 3503 Overton Road

LEGEND

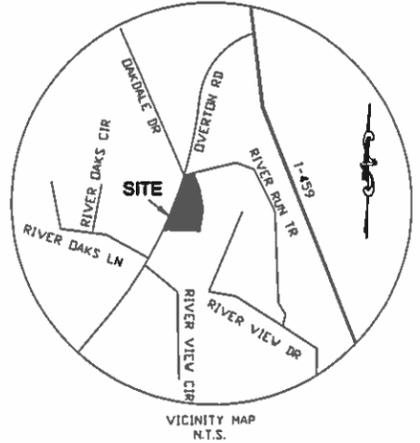
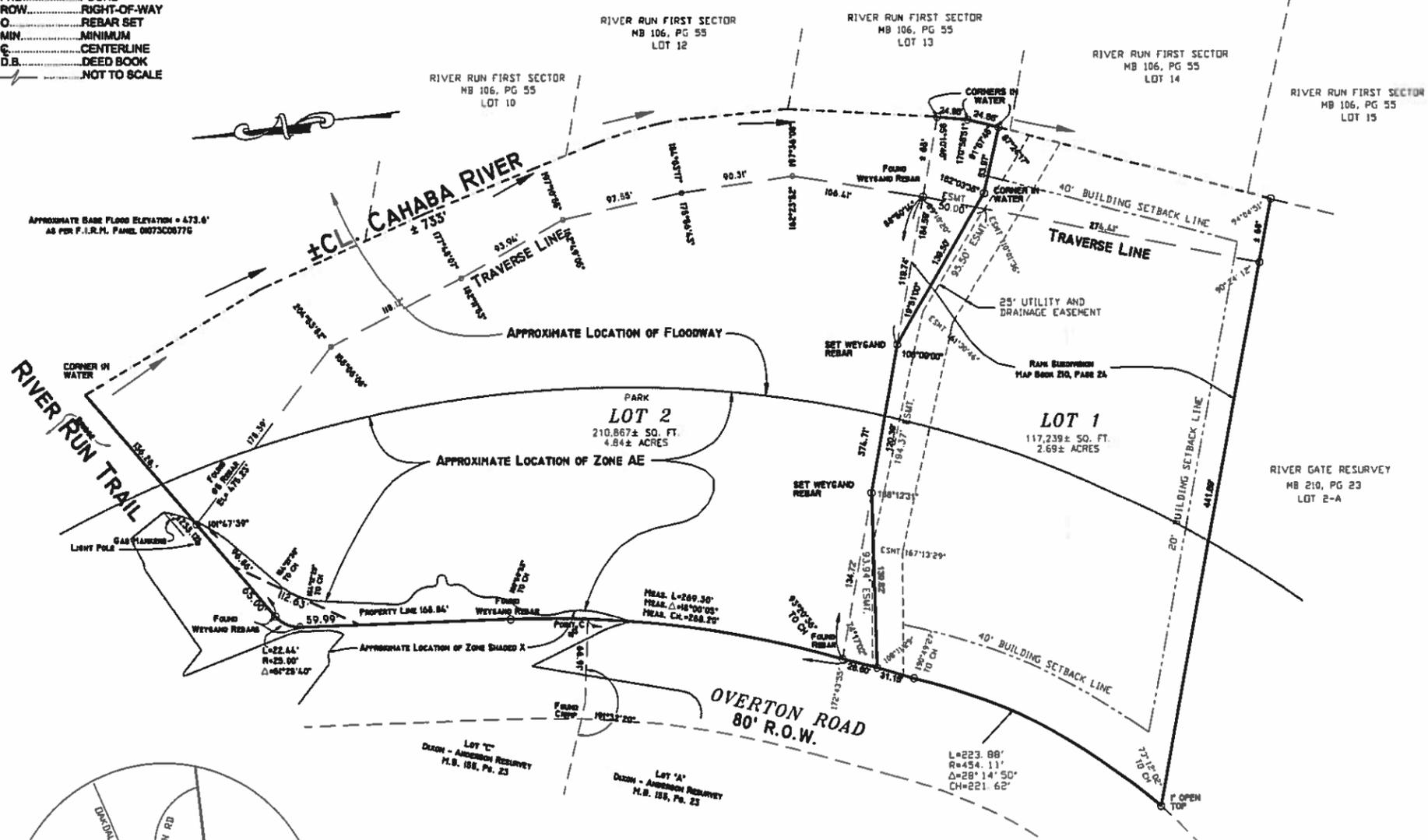
- SQ. FT..... SQUARE FEET
- AC..... ACRES
- +/-..... MORE OR LESS
- Δ..... DELTA ANGLE
- d..... DEFLECTION ANGLE
- T..... TANGENT
- R..... RADIUS
- CH..... CHORD
- L..... LENGTH
- ESMT..... EASEMENT
- EX..... EXISTING
- M.B..... MAP BOOK
- PG..... PAGE
- FND..... FOUND
- ROW..... RIGHT-OF-WAY
- O.....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

CAHABA RIVER PARK RESURVEY

BEING A RESURVEY OF RANI SUBDIVISION AS RECORDED IN MAPBOOK 210, PAGE 24 IN THE OFFICE OF THE JUDGE OF PROBATE AND ACREEGE DATE: JAN 2006

SITUATED IN THE N 1/4 OF SEC 11, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC  
Ray Weygand, Reg. L.S. #24973  
189 Osmore Road, Homewood, AL 35209  
Phone: (205) 942-0088 Fax: (205) 942-0087



NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X" AND "A" FLOODWAYS) AS PER MAP NO. 0073C00776, DATED SEPTEMBER 28, 2004.

NOTES:  
ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED, EXCEPT BY THE PUBLIC WORKS DEPARTMENT, 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.

STATE OF ALABAMA  
JEFFERSON COUNTY)  
The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Rami Achduet, Owner of Lot 1, and City of Mountain Brook, Owner of Lot 2, 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 CAHABA RIVER PARK RESURVEY and to the government survey of Section 11, Township 18 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 owners also certify that they are owners of said land and that the same is not subject to any mortgage, except a mortgage held by Regions Bank on Lot 1.

IN WITNESS WHEREOF, we have hereunto set our hands this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Ray Weygand  
Reg. L.S. #24973

By: \_\_\_\_\_  
Rami Achduet - Owner of Lot 1

By: \_\_\_\_\_  
City of Mountain Brook - Owner of Lot 2  
Sam Gaston - City Manager

By: \_\_\_\_\_  
Regions Bank - Mortgage on Lot 1

STATE OF ALABAMA  
JEFFERSON COUNTY)  
I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY)  
I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that Rami Achduet, whose name is signed to the foregoing certificate as Owner of Lot 1, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY)  
I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that \_\_\_\_\_, whose name is signed to the foregoing certificate as Mortgagee of Lot 1, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY)  
I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that Sam Gaston, whose name is signed to the foregoing certificate as City Manager of the City of Mountain Brook, Owner of Lot 2, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

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

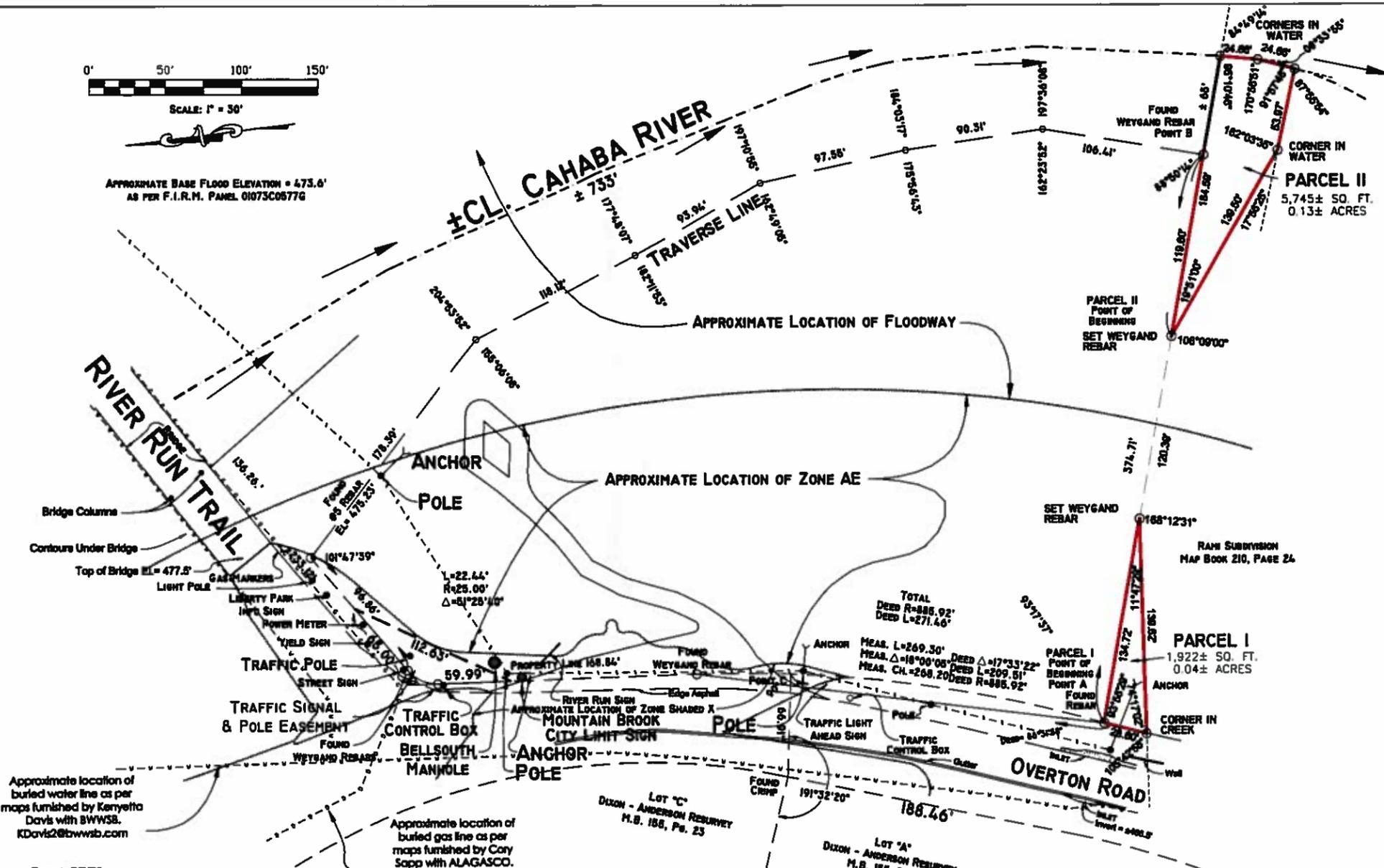
ZONING FOR LOT 1: RESIDENCE-A  
ZONING FOR LOT 2: ESTATE DISTRICT

LEGEND

- ASP ASPHALT
- BLDG BUILDING
- CALC CALCULATED
- MEAS MEASURED
- CH CHORD
- LNG LONG CHORD
- Δ DEFLECTION
- Δ DELTA
- ESMT EASEMENT
- HW HEADWALL
- MIN MINIMUM
- MH MANHOLE
- OH OVERHANG
- POR PORCH
- R RADIUS
- R.O.W. RIGHT OF WAY
- SAN SANITARY
- STM STORM
- UTL UTILITY
- AC ACRES
- S.F. SQUARE FEET
- C CENTERLINE
- A/C AIR CONDITIONER
- POLE
- X— ANCHOR
- X— FENCE
- X— OVERHEAD UTILITY WIRE
- PVMT PAVEMENT
- W/ WITH
- TAN TANGENT
- RES RESIDENCE
- oLGT LIGHT
- COV COVERED
- ▨ DECK
- CONCRETE
- ▤ WALL
- COLUMN



APPROXIMATE BASE FLOOD ELEVATION = 473.6'  
AS PER F.I.R.M. PANEL 01073C0577G



STATE OF ALABAMA  
JEFFERSON COUNTY

I, RAY WEYGAND, A REGISTERED LAND SURVEYOR, CERTIFY TO THE PURCHASER OF THIS PROPERTY AT THE TIME THAT I HAVE SURVEYED THE LAND SHOWN HEREON AND DESCRIBED BELIEVE THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. I 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; AND THAT THE CORRECT DESCRIPTION IS AS FOLLOWS:  
NOTE: (A) NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LAND SHOWN HEREON WAS NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY, RECORDED OR UNRECORDED. THE PARCELS SHOWN HEREON IS SUBJECT TO EASEMENTS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY AND/OR CITY. (B) ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DERIVED FROM MAP AND ACTUAL UNLESS OTHERWISE NOTED. (C) UNDERGROUND PORTIONS OF FOUNDATIONS, POSTHOLES, OR OTHER UNDERGROUND STRUCTURES, UTILITIES, CONDUITS OR BURIAL SITES, WERE NOT LOCATED UNLESS OTHERWISE NOTED. WE DO NOT LOOK FOR UNDERGROUND SERVICES OR FLIP HANGOVERS. (D) THE SHOWN NORTH ARROW IS BASED ON AN ASSUMED BEARING FROM A WELL DEFINED LINE.

PART OF THE N 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION PARCEL I

FROM AN EXISTING CRIP SIGN FOR BEING THE LOCALLY ACCEPTED MOST EASTERLY CORNER OF LOT A, DIXON - ANDERSON RESURVEY, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, IN MAP BOOK 85, PAGE 23, AND LOOKING IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT A, TURN AN ANGLE TO THE LEFT OF 191° 32' 20" AND RUN IN A SOUTHWESTERLY DIRECTION ACROSS THE OVERTOWN ROAD RIGHT OF WAY FOR A DISTANCE OF 66.91 FEET TO A POINT ON A CURVE BEING ON THE EAST RIGHT OF WAY LINE OF OVERTOWN ROAD, SAID CURVE BEING CONVEX IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 885.92 FEET, A CENTRAL ANGLE OF 17° 33' 22" AND LAST MENTIONED 66.91 FOOT LINE BEING RADIAL TO SAID CURVE; THENCE TURN AN ANGLE TO THE RIGHT (90° TO TANGENT) AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 269.30 FEET TO AN EXISTING IRON REBAR BEING THE END OF SAID CURVE AND BEING POINT "A", SAID POINT BEING THE POINT OF BEGINNING OF PARCEL I; THENCE TURN AN ANGLE TO THE LEFT 80° 32' 09" FROM THE CHORD OF LAST MENTIONED CURVE AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 134.72 FEET TO A SET WEYGAND REBAR; THENCE TURN AN ANGLE TO THE RIGHT 168° 12' 31" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 139.82 FEET TO A POINT IN THE CREEK; THENCE TURN AN ANGLE TO THE RIGHT 100° 42' 58" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 28.66 FEET TO THE POINT OF BEGINNING OF PARCEL I, CONTAINING 1,922± SQ. FT. LESS AND EXCEPT ANY RIGHTS HELD BY THE STATE OF ALABAMA TO THE CAHABA RIVER.

LEGAL DESCRIPTION PARCEL II

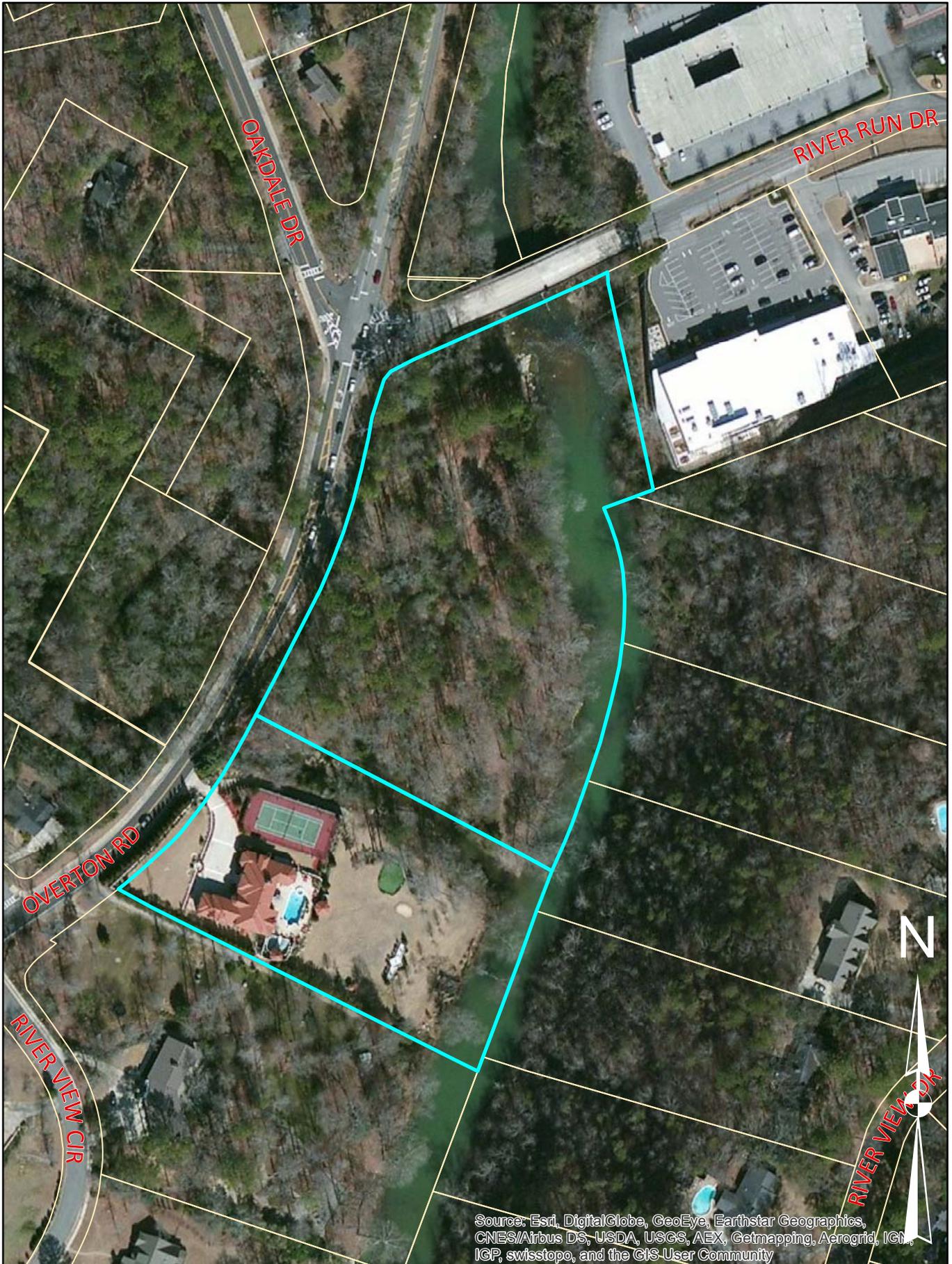
FROM AN EXISTING CRIP SIGN FOR BEING THE LOCALLY ACCEPTED MOST EASTERLY CORNER OF LOT A, DIXON - ANDERSON RESURVEY, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, IN MAP BOOK 85, PAGE 23, AND LOOKING IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT A, TURN AN ANGLE TO THE LEFT OF 191° 32' 20" AND RUN IN A SOUTHWESTERLY DIRECTION ACROSS THE OVERTOWN ROAD RIGHT OF WAY FOR A DISTANCE OF 66.91 FEET TO A POINT ON A CURVE BEING ON THE EAST RIGHT OF WAY LINE OF OVERTOWN ROAD, SAID CURVE BEING CONVEX IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 885.92 FEET, A CENTRAL ANGLE OF 17° 33' 22" AND LAST MENTIONED 66.91 FOOT LINE BEING RADIAL TO SAID CURVE; THENCE TURN AN ANGLE TO THE RIGHT (90° TO TANGENT) AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 269.30 FEET TO AN EXISTING IRON REBAR BEING THE END OF SAID CURVE AND BEING POINT "A", SAID POINT BEING THE POINT OF BEGINNING OF PARCEL I; THENCE TURN AN ANGLE TO THE LEFT 80° 32' 09" FROM THE CHORD OF LAST MENTIONED CURVE AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 134.72 FEET TO A SET WEYGAND REBAR; THENCE CONTINUE ON SAME LINE A DISTANCE OF 120.30 FEET TO A SET WEYGAND REBAR; SAID POINT BEING THE POINT OF BEGINNING OF PARCEL II; THENCE CONTINUE ON SAME LINE A DISTANCE OF 184.28 FEET TO A POINT IN THE CL OF THE CAHABA RIVER; THENCE TURN AN ANGLE TO THE RIGHT 84° 49' 14" AND RUN IN A SOUTHWESTERLY DIRECTION 24.66 FEET TO A POINT IN SAID RIVER; THENCE TURN AN ANGLE TO THE RIGHT 00° 33' 58" AND RUN IN A SOUTHWESTERLY DIRECTION 24.66 FEET TO A POINT IN SAID RIVER; THENCE TURN AN ANGLE TO THE RIGHT 87° 58' 54" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 53.97 FEET TO A POINT IN SAID RIVER; THENCE TURN AN ANGLE TO THE RIGHT 17° 54' 25" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 139.50 FEET TO THE POINT OF BEGINNING OF PARCEL II, CONTAINING 5,745± SQ. FT. LESS AND EXCEPT ANY RIGHTS HELD BY THE STATE OF ALABAMA TO THE CAHABA RIVER.

ACCORDING TO MY SURVEY OF: OCTOBER 24, 2014.

ORDER NO.: \_\_\_\_\_  
PURCHASER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
FLOOD ZONE: "AE, FLOODPLAIN & SHADOW Z" MAP 01073C0577G  
SURVEY SHALL BE NOT SEALED IN RED

RAY WEYGAND, REG. L.S. #21973  
169 OVERTOWN ROAD P.O. BOX 942-0086  
HUNTSVILLE, AL 35899 COPY/RIGHT ©

# P-16-16 Aerial



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

## **Wales Goebel Site - Discussion**

### ***Summary***

The existing Wales Goebel Ministry site is located on Pump House Road. It is mainly an office use (zoned Res-A) with Bible study meetings. The existing building is in Mountain Brook.

The site to the rear (north) is under the same ownership and is located in unincorporated Jefferson County. The proposal is to approach the County to rezone the rear property to C-1 (Commercial) for a self-storage facility and new Wales Goebel Ministry offices.

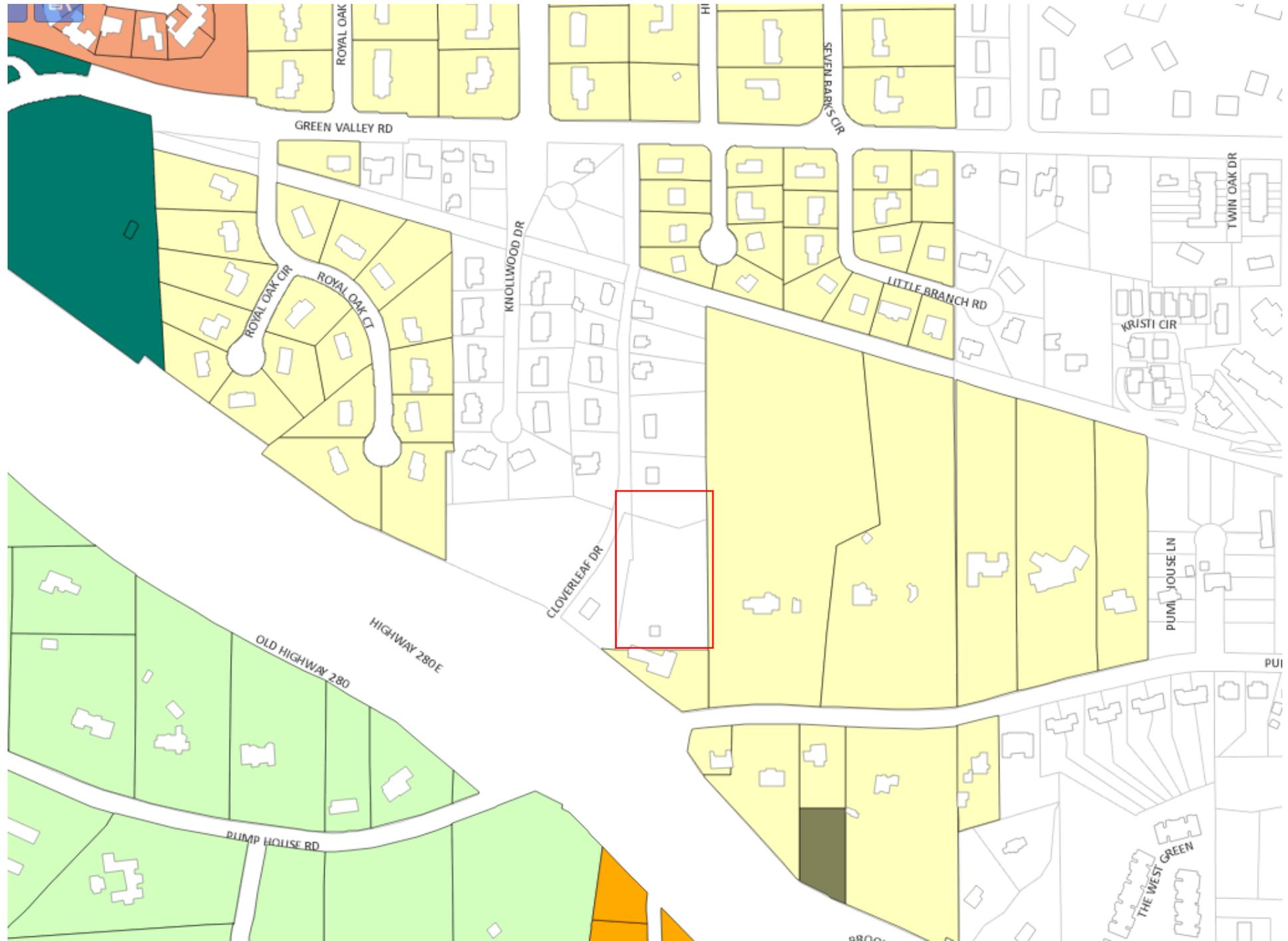
The Mountain Brook site is proposed to be used for ingress/egress and landscape only. This would not necessarily prompt any rezoning or a resurvey on the part of Mountain Brook. However, staff thought it prudent to bring the entire concept to the Planning Commission as a discussion item for the pre-meeting, in order to provide the Commission with an opportunity to see the proposal in its early stages and perhaps recommend some conditions of approval to the County staff to utilize in conjunction with the proposed rezoning at that agency.

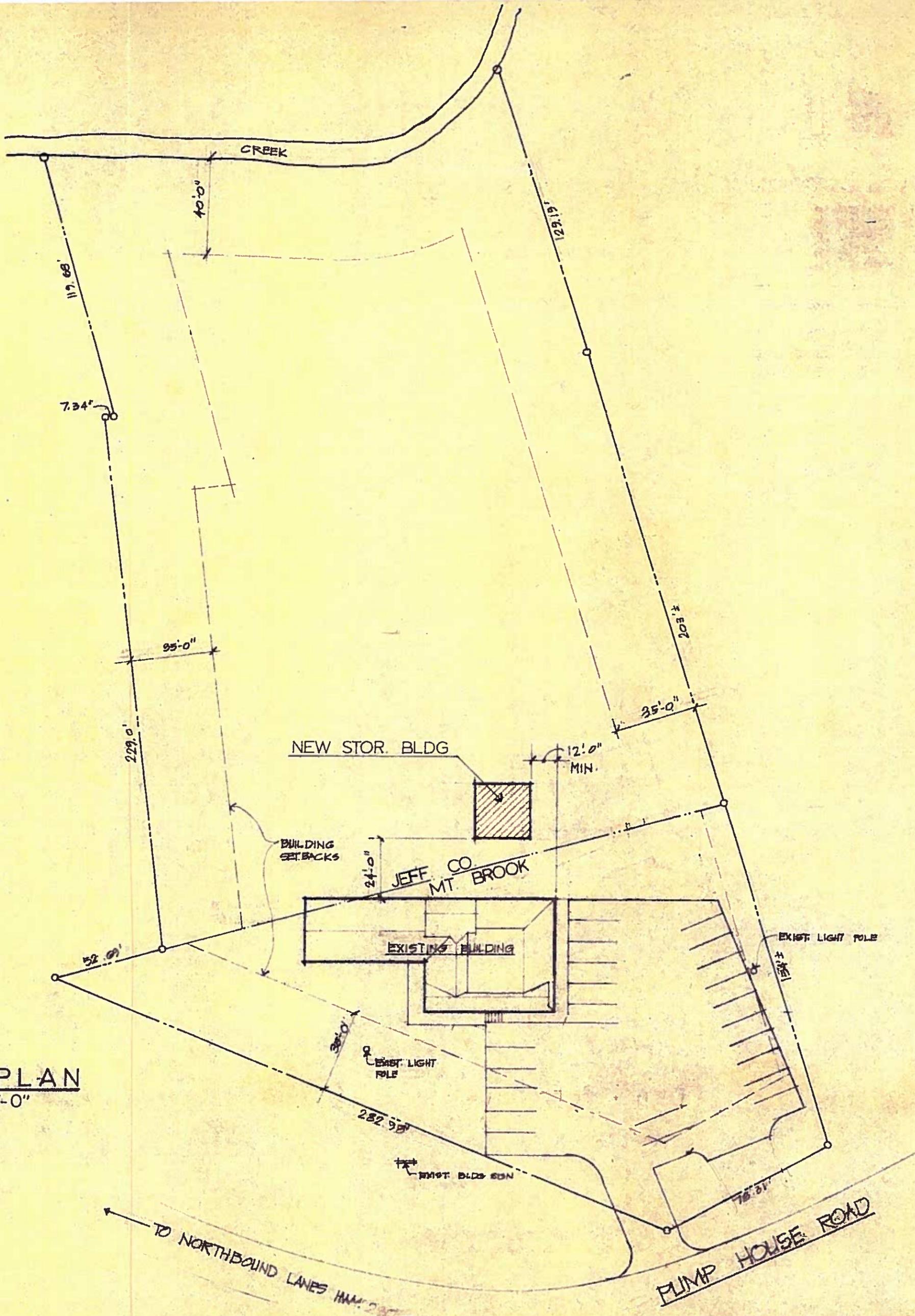
### ***Context***

Photographs of a similar style building in Nashville have been provided for architectural context. Hank Long is to be the architect on the project. The topography of these two sites slopes down and away from the street. The intent is to build a 2-story structure with the upper level being visible from the street (Wales Goebel frontage) and the lower level being more a "basement."

Also, note the attached plans which have been approved by the County for a new office building of the adjoining site to the west.

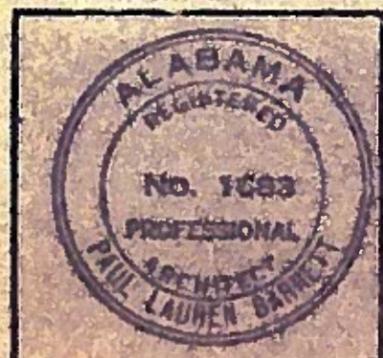
The large Res-A (8.5 acres) lot to the immediate east is presently for sale. There have been a lot of zoning inquiries as to the ability to subdivide into 3 or more Res-A lots.





PLAN  
40'-0"

TO NORTHBOUND LANES HWY 282

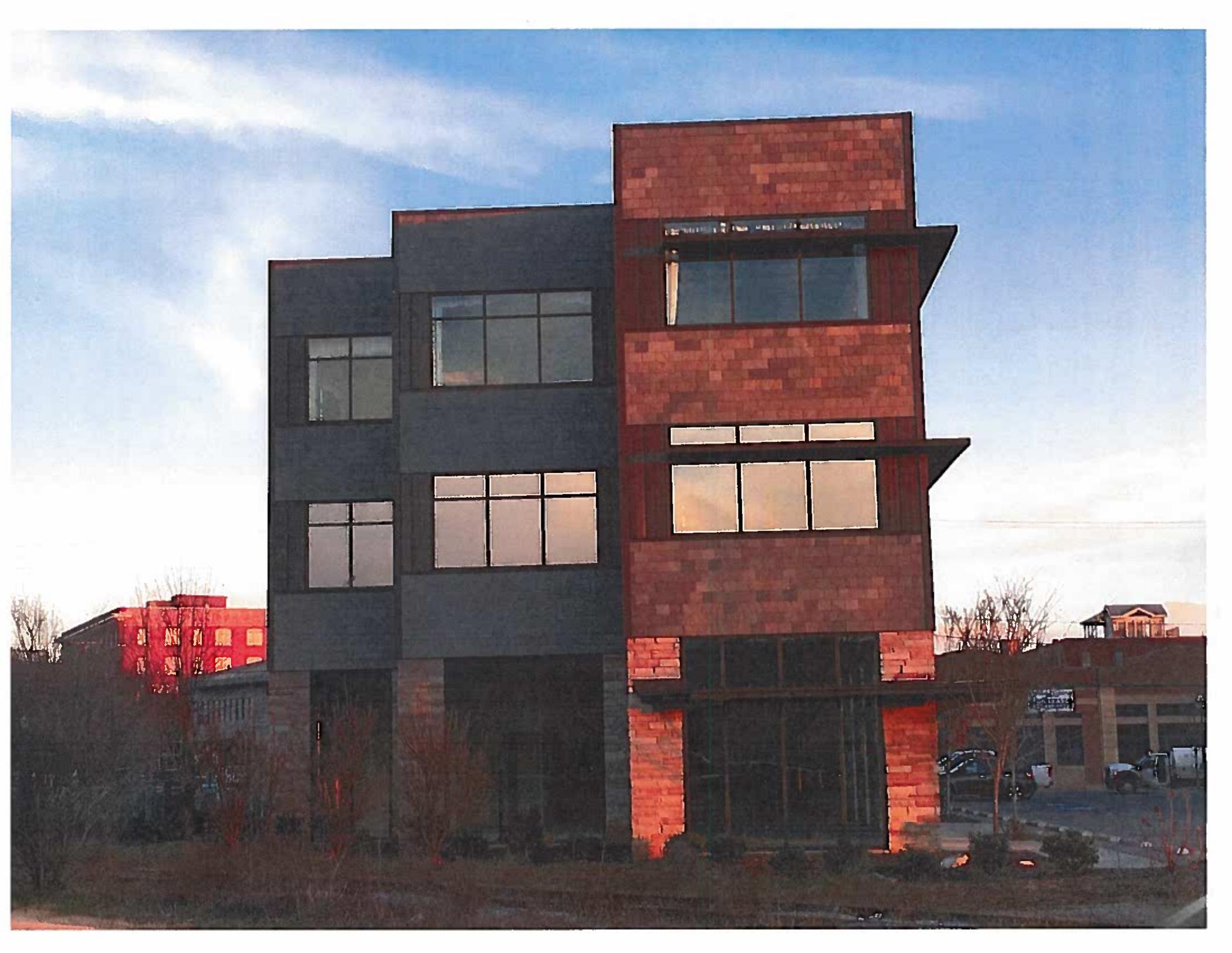


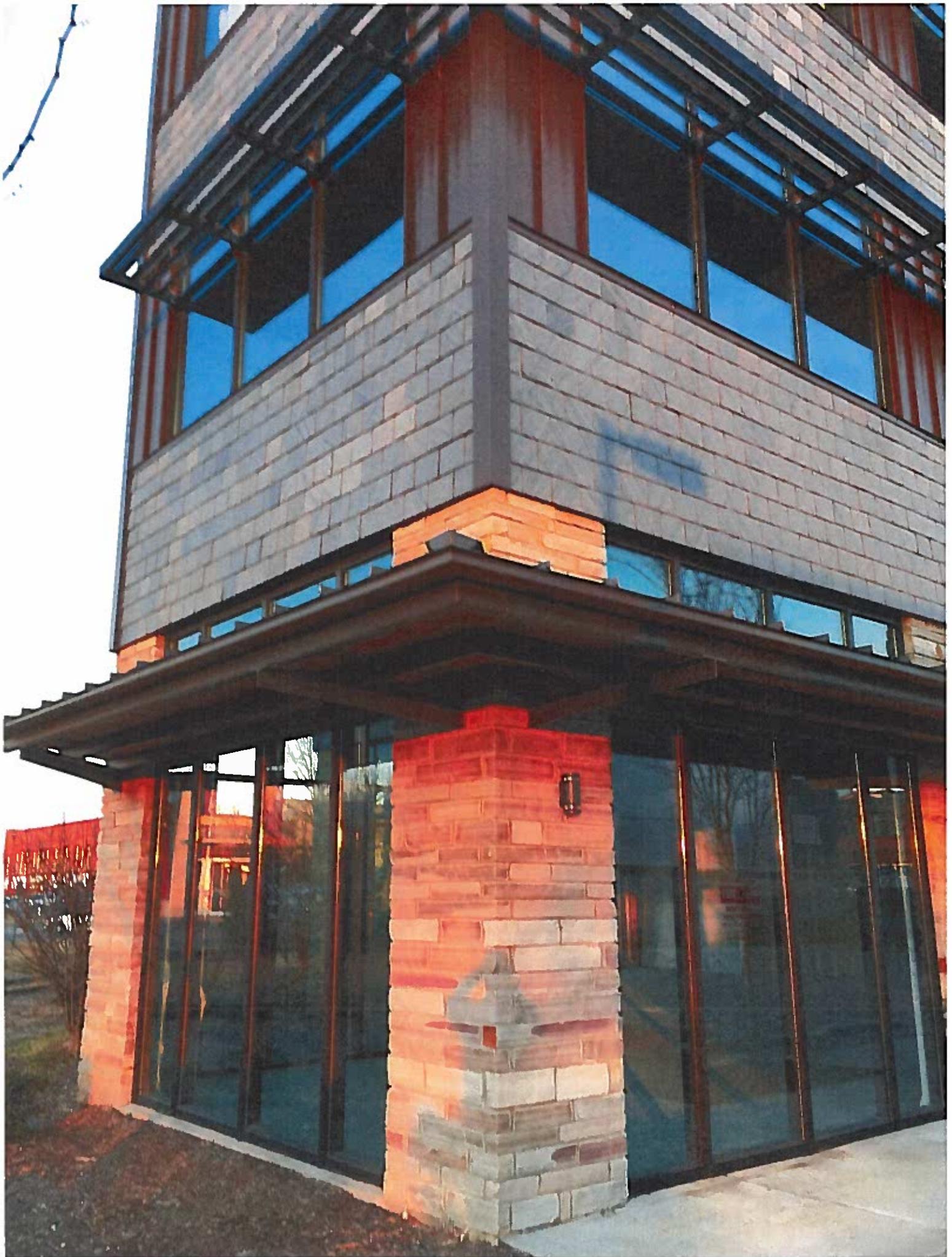
**P. Lauren Barrett Architects**

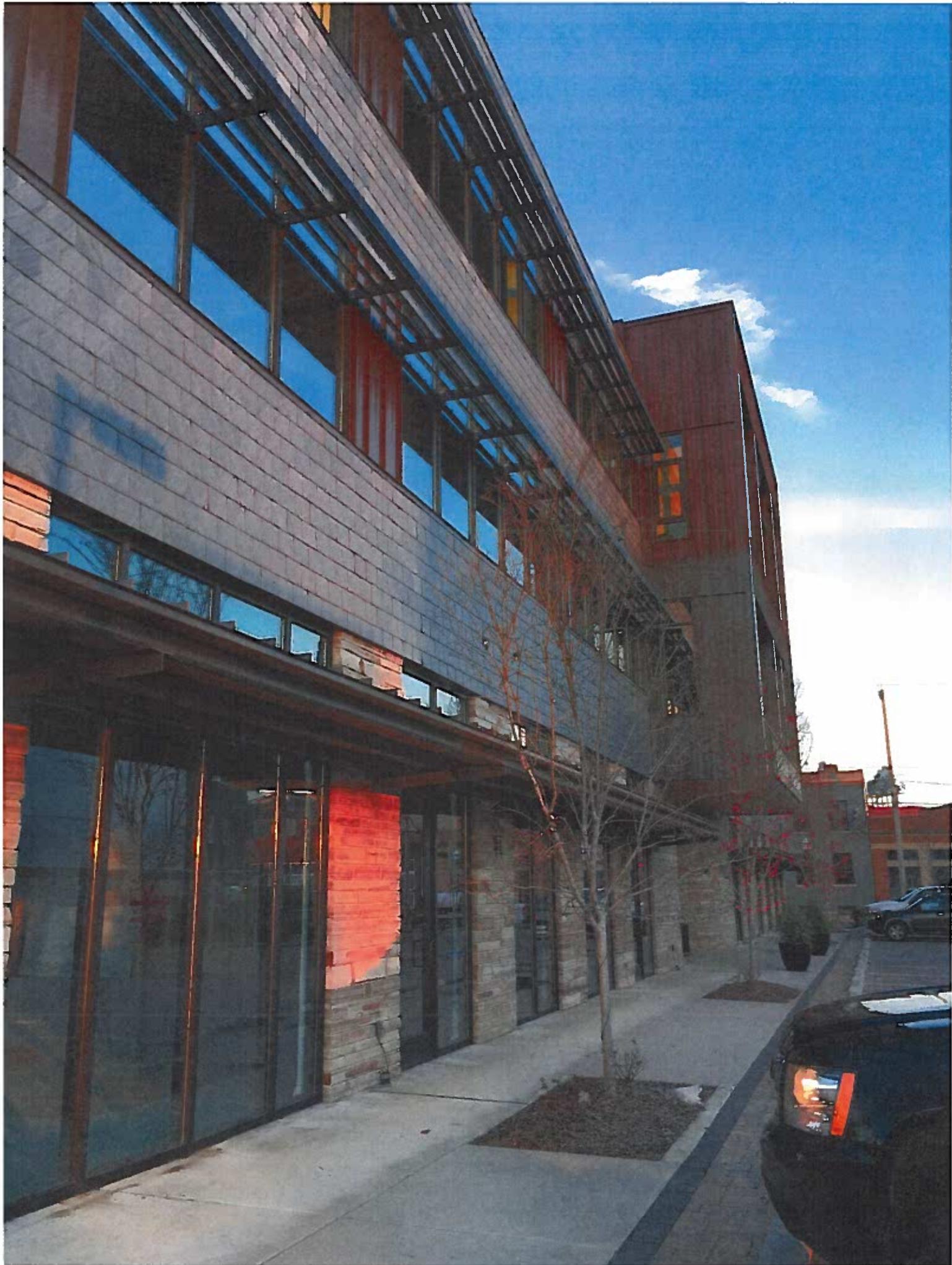
PROJECT  
NEW BUILDING ADDITION for the:  
**WALES GOEBEL MINISTRY**  
2908 Pump House Road  
Birmingham, Alabama

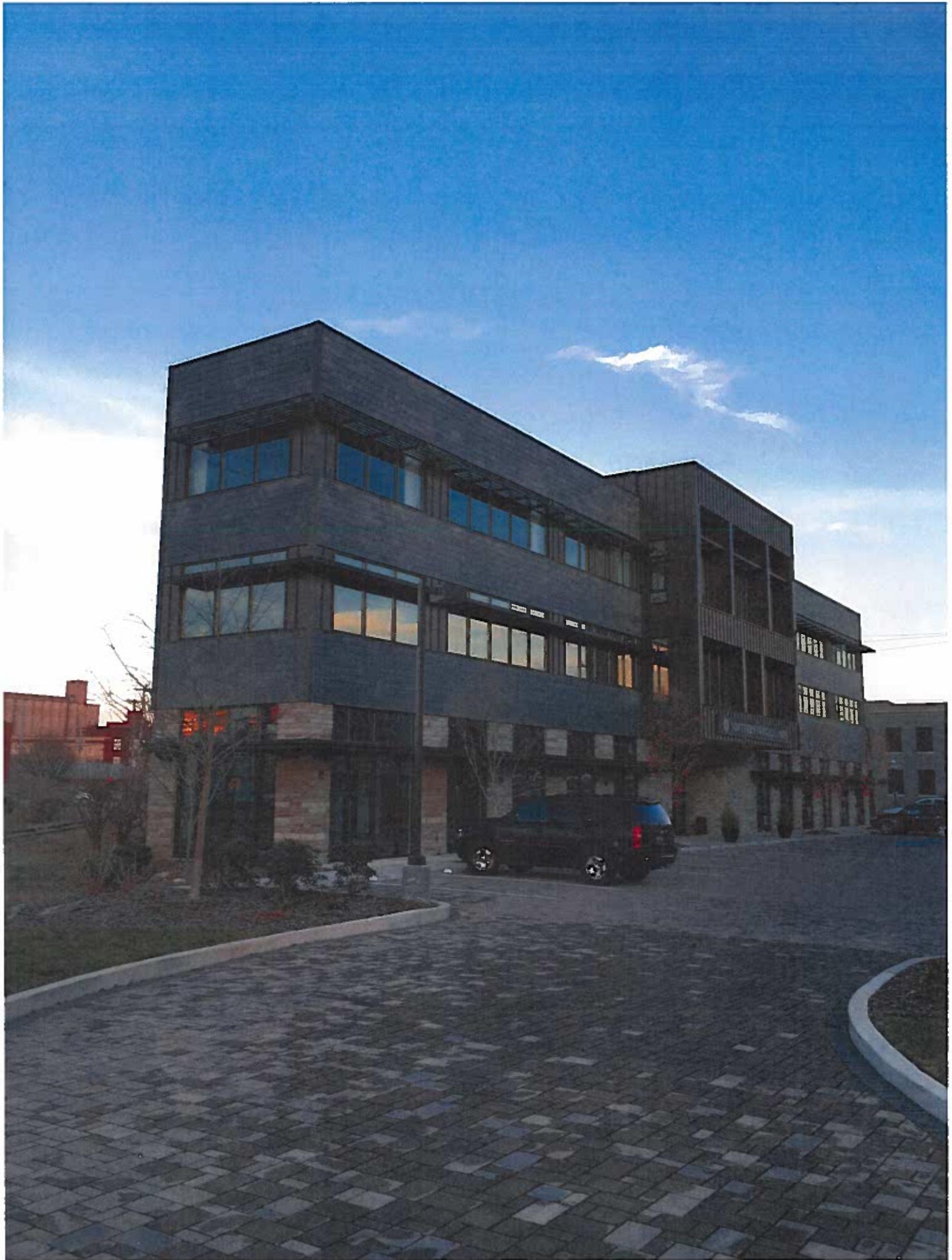
SHEET DESCRIPTION  
SITE PLAN  
REVISIONS













FIRST BAPTIST CHURCH  
RALEIGH, NORTH CAROLINA  
1000 W. HARRIS STREET  
RALEIGH, NC 27601  
(919) 876-1111

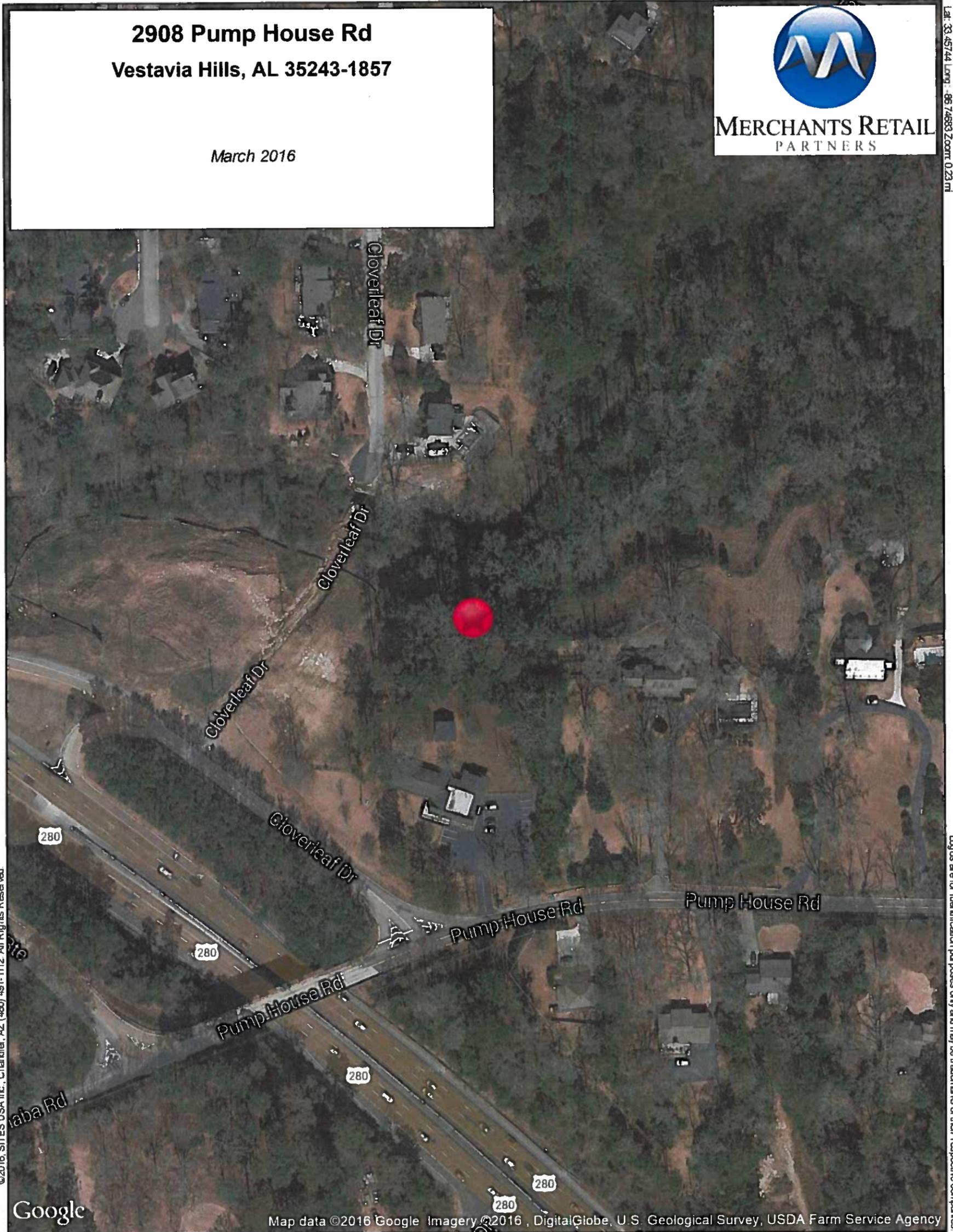
**2908 Pump House Rd  
Vestavia Hills, AL 35243-1857**

March 2016



**MERCHANTS RETAIL  
PARTNERS**

Lat: 33.45744 Long: -86.74883 Zoom: 0.23 m



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Google

Map data ©2016 Google Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

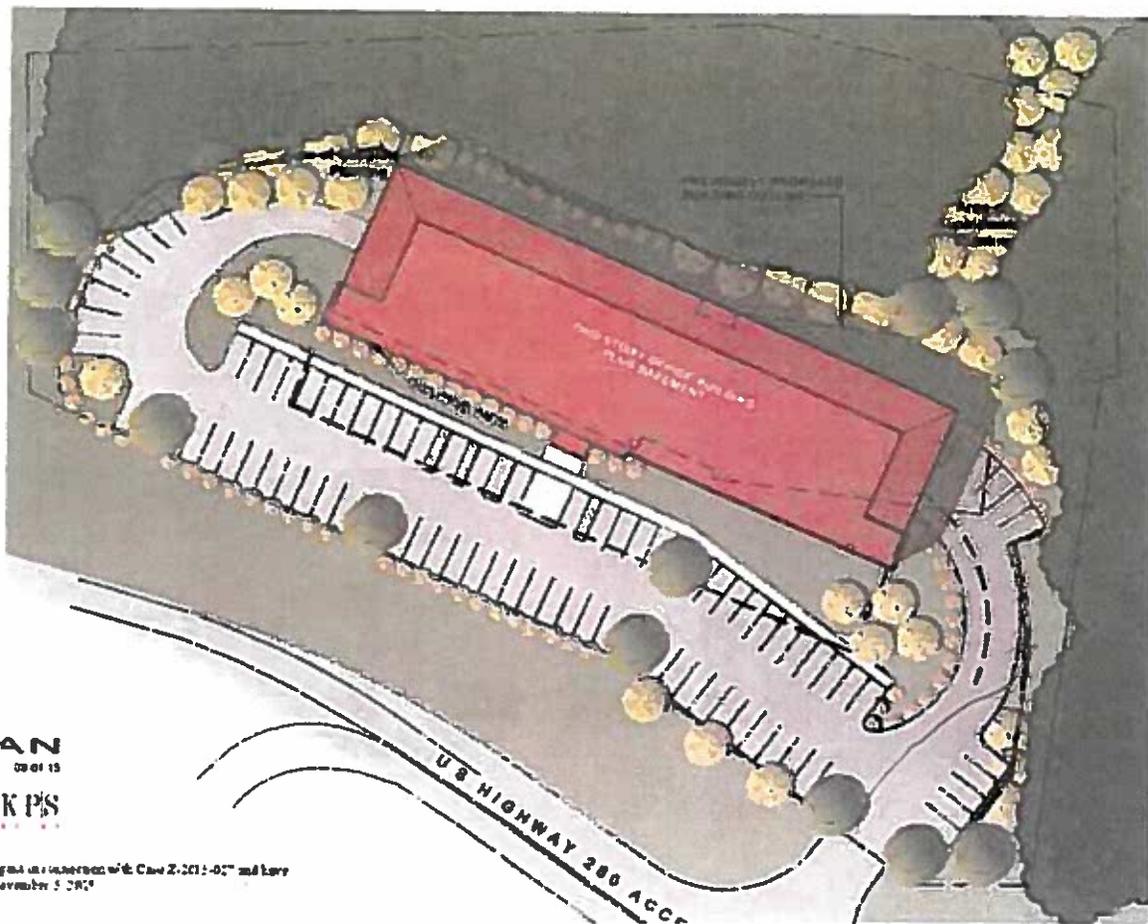
This map was produced using data from private and government sources deemed to be reliable. This information herein is provided without representation or warranty

Logos are for identification purposes only and may be trademarks of their respective companies

Z-2015-027

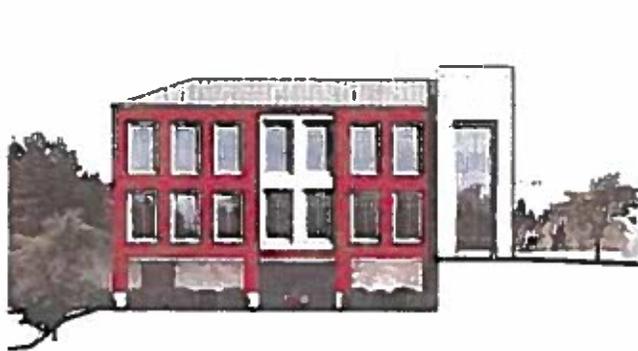
**PROPOSED ALTERNATIVE ARCHITECTURAL RENDERINGS AND COMPARISON:**

The proposed new architectural renderings differ from the *previous* renderings in that the front façade will be more in keeping with similar, more modern architecture (not necessarily *unlike* other office developments along the Highway 280 corridor) featuring concrete and brick with tall glass windows along the front with a flat roof (where there is a brick façade) and a slightly higher parapet (where the façade is concrete) and no hip roof. To mitigate the visual effect on the sides where there is residential development, a primarily brick façade (with centered inset stone/concrete sections) is proposed along all other sides of the structure, and window design in a more residential-like appearance. Shrub plantings are shown along the lower-level parking area (which is exposed to the rear facing the residential area), in addition to the supplemental landscaping planned for the rear of the structure.





**Neighborhood Elevation**



**West Elevation**



**East Elevation**