

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
APRIL 1, 2019

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, April 1, 2019, at 5:30 p.m. The roll was marked as follows:

Members Present: Rob Walker, Chairman Absent: Jamie Gregory, Secretary
 Alice Williams, Vice Chairman
 Philip Black
 Michael Mouron
 Carey Hollingsworth
 Graham Smith

Also present: Dana Hazen: Director of Planning, Building and Sustainability
 Whit Colvin: City Attorney
 Tammy Reid: Administrative Analyst

1. **Call to Order:** Chairman Walker called the meeting to order at approximately 5:30 p.m., there being a quorum present.
2. **Approval of Agenda:** Mr. Walker presented the agenda for consideration.

Motion: Mrs. Williams, motion to approve the agenda as presented.

Second: Mr. Mouron

Ayes: Rob Walker
 Alice Williams
 Philip Black
 Mike Mouron
 Carey Hollingsworth
 Graham Smith

Nays: None

Motion carries.

3. **Approval of Minutes:** March 4, 2019

Mr. Walker called for a motion regarding the March 4, 2019 minutes.

Motion: Mr. Hollingsworth, motion to approve the minutes as presented.

Second: Mr. Mouron

Ayes: Rob Walker
 Alice Williams
 Philip Black
 Mike Mouron
 Carey Hollingsworth

Graham Smith
 Nays: None

Motion carries.

4. **P-19-02: 3100 Overton Road - Tracy Cohn, Grotting and Cohn Plastic Surgery** **EXHIBIT 1**

Request to rezone a parcel of land from Residence-A district to Professional district. Legal Description of Property: Lot 1, according to the Knesseth Israel Congregation Addition to Mountain Brook, as recorded in Map Book 220, Page 41, in the Office of the Judge of Probate of Jefferson County, Alabama.

Steven Brickman, Sirote and Permutt PC, 2311 Highland Avenue, Birmingham, Alabama, represented the applicant. He asked to carry the case over to the May 6, 2019 meeting in order to allow time for the city council to vote on the proposed Professional District ordinance changes, anticipated April 23, 2019. Mr. Walker called for a motion.

Motion: Mrs. Williams, motion to carry the case over to the May 6, 2019 meeting, per the applicant's request.

Second: Mr. Hollingsworth

Ayes: Rob Walker
 Alice Williams
 Philip Black
 Mike Mouron
 Carey Hollingsworth
 Graham Smith

Nays: None

Motion carries.

5. **Case P-19-07: 3758 Rock Brook Lane - Paul Gilliam and Lisa Jones** **EXHIBIT 2**
Duncan & Gilliam Construction

Cherokee Bend, South Sector, Fifth Addition, a Single Family Residential Subdivision located in the SE ¼ of Section 36, Twp-17S, R-2W, Jefferson County, City of Mountain Brook, Alabama; preliminary plat in existing Estate zoning (Res-A proposed), request for approval of a subdivision of 17 acres into 3 lots and a variance for lot width of Lots 2 and 3 at the street.

David Rawson, Gonzalez-Strength & Associates, Inc., 2176 Parkway Lake Drive, Hoover, Alabama, presented the request for approval of a 3-lot subdivision as per proposed plat on file at Mountain Brook City Hall. The application includes a request for a variance from the terms of the subdivision regulations to allow Lots 2 and 3 to be less than the required 140-foot width (at the street) for the temporary zoning of Estate district.

Mr. Rawson stated that the applicant would like to pay a fee-in-lieu of sidewalk installation, to be submitted to the city.

There were no public comments. Mr. Walker called for a motion.

Motion: Mr. Black, motion to approve the submitted preliminary plat and variance from the subdivision regulations for road frontage on Lots 2 and 3, with the condition that a fee-in-lieu (\$30/linear foot) of sidewalk installation must be remitted prior to the approval of the final plat.

Second: Mrs. Williams

Ayes: Rob Walker
Alice Williams
Philip Black
Mike Mouron
Carey Hollingsworth
Graham Smith

Nays: None

Motion carries.

6. Case P-19-08: 3758 Rock Brook Lane - Paul Gilliam and Lisa Jones **EXHIBIT 3**
Duncan & Gilliam Construction

Paul Gilliam and Lisa Jones, applicants, request approval to rezone a parcel of land, recently annexed into the city of Mountain Brook, from its current temporary zoning (Estate district) to permanent zoning (Residence-A district).

David Rawson, Gonzalez-Strength & Associates, Inc., 2176 Parkway Lake Drive, Hoover, Alabama, represented the applicants. The request is to allow a parcel of land that is currently temporarily zoned Estate district to be assigned a permanent zoning of Residence-A district.

Public Comment:

Shruti Agnihotri, 3921 Spring Valley Road, Birmingham, Alabama, asked how the requested zoning will impact Spring Valley Road residents. Ms. Agnihotri was given an opportunity to see a map of the subject area and Mr. Rawson said that because of the distance in between, there should not be any impact. Ms. Agnihotri asked about further annexations. Mrs. Hazen stated that annexations are not processed through the Planning Commission.

Mr. Walker called for a motion.

Motion: Mr. Mouron, motion to recommend to the City Council approval of the rezoning request from temporary zoning (Estate district) to permanent zoning (Residence-A district).

Second: Mr. Black

Ayes: Rob Walker
Alice Williams
Philip Black
Mike Mouron
Carey Hollingsworth
Graham Smith

Nays: None

Motion carries.

7. **Case P-19-09: 3020 Country Club Road - William Plott**

EXHIBIT 4

Plott's Addition to Redmont Park, being a resurvey of Lots 216 and 217, Redmont Park, New Country Club Sector as Recorded in Map Book 150, Page 99, Judge of Probate Office, Jefferson County, Alabama; situated in a portion of the SW ¼ of Section 5, Twp-18S, R-2W.

The applicant, William Plott, 1407 Morningside Drive, Birmingham, Alabama, presented his request for approval of a resurvey of the subject property.

There were no comments from the public. Mr. Walker called for a motion.

Motion: Mr. Hollingsworth, motion to approve the resurvey request as submitted.

Second: Mr. Mouron

Ayes: Rob Walker
Alice Williams
Philip Black
Mike Mouron
Carey Hollingsworth
Graham Smith

Nays: None

Motions carries.

Mr. Walker signed the plat. Ms. Reid will hold the plat for signature by Mr. Gregory and will call the applicant when it is ready to be picked up.

8. **Case P-19-10: 10 & 11 Montrose Circle - Catherine Watson**

EXHIBIT 5

Montrose Circle Resurvey of Lots 10 & 11, being a resurvey of Lots 10 & 11 of amended map Montrose Circle, as recorded in Map Book 33, Page 37, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NE ¼ of the NE ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama.

Ray Weygand, Weygand Surveyors, 169 Oxmoor Road, Birmingham, Alabama, represented the applicant. The request is for a lot line adjustment between 2 lots. The applicant wishes to add to the existing detached accessory building on Lot 11 (a variance may be requested in the future).

Mr. Mouron recused himself from participating in this case.

Public Comment:

John Williamson, 6 Montrose Circle, Mountain Brook, Alabama, lives across the street and is supportive of the request.

Mr. Black stated for the record that should a request for a variance be submitted to the Board of Zoning Adjustment at a later date, the decision of this Commission will not have any impact on that request.

Mr. Walker called for a motion.

Motion: Mrs. Williams, motion to approve the resurvey request as submitted.

Second: Mr. Hollingsworth

Ayes: Rob Walker

Alice Williams

Philip Black

Carey Hollingsworth

Graham Smith

Nays: None

Motion carries.

Mr. Walker signed the plat. Ms. Reid will hold the plat for signature by Mr. Gregory and will call the applicant when it is ready to be picked up.

9. **Next Meeting:** Monday, May 6, 2019.
10. **Adjournment:** There being no further business to come before the Planning Commission, the meeting stood adjourned at approximately 5:47 p.m.



Tammy Reid, Administrative Analyst