

**MINUTES**  
**CITY OF MOUNTAIN BROOK**  
**PLANNING COMMISSION**  
**MAY 6, 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, May 6, 2019, at 5:30 p.m. The roll was marked as follows:

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

Also present:	Whit Colvin:	City Attorney
	Glen Merchant:	Building Official
	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:	Mr. Black, motion to approve the agenda as presented.
Second:	Mr. Gregory
Aye:	Rob Walker
	Jamie Gregory
	Philip Black
	Graham Smith
Nay:	None

Motion carries.

3. **Approval of Minutes:** April 1, 2019

Mr. Walker called for a motion regarding the April 1, 2019 minutes.

Motion:	Mrs. Smith, motion to approve the minutes as presented.
Second:	Mr. Gregory
Aye:	Rob Walker
	Jamie Gregory
	Philip Black
	Graham Smith
Nay:	None

Motion carries.

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

Request to rezone a parcel of land from Residence-A district to Professional district. Legal description of property: Lot 1, according to the Kneseth 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 June 3, 2019 meeting.

Mr. Walker called for a motion.

Motion: Mr. Black, motion to carry the case over to the June 3, 2019 meeting, per the applicant's request.

Second: Mr. Gregory

Aye: Rob Walker  
 Jamie Gregory  
 Philip Black  
 Graham Smith

Nay: None

Motion carries.

5. **Case P-19-11: 4345 Caldwell Mill Road – Bradford McLane and Amy Steiner**

**EXHIBIT 1**

Bradford McLane and Amy Steiner, applicants, request approval to install an alternative solar energy system consisting of a roof mount array.

Paul Freeman, Eagle Solar and Light LLC, 4005 2<sup>nd</sup> Avenue South, Birmingham, Alabama, represented the applicant. The request is for approval to install solar panels as part of a solar energy system to be installed on the south-facing hip of the roof. No portion of the system will be visible from any public street.

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

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

Second: Mr. Gregory

Aye: Rob Walker  
 Jamie Gregory  
 Philip Black  
 Graham Smith

Nay: None

Motion carries.

6. **Case P-19-12: 2701 Canterbury Road – Andrew Campbell**

**EXHIBIT 2**

The applicant, Andrew Campbell, requests approval of a resurvey as per proposed plat on file at Mountain Brook City Hall. Legal description of property:

Campbell Canterbury Road Resurvey, being a resurvey of Lot 155 and W ½ of Lot 154, Mountain Brook Estates New Country Club Sector as recorded in Map Book 17, Page 49 in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SW ¼ of NE ¼ Section 8, Twp-18S, R-2W, Jefferson County, Alabama.

Ray Weygand, Weygand Surveyors, 169 Oxmoor Road, Birmingham, Alabama, represented the applicant. This is a simple clean-up resurvey.

There being no public comments, Mr. Walker called for a motion.

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

Second: Mr. Gregory

Aye: Rob Walker  
 Jamie Gregory  
 Philip Black  
 Graham Smith

Nay: None

Motion carries.

**7. Case P-19-13: 112 Azalea Road – Richard Kerr**

**EXHIBIT 3**

Richard Kerr, applicant, requests approval of a resurvey as per proposed plat on file at Mountain Brook City Hall. Legal description of the property:

Resurvey of Lot 1 and Part of 2, Block 3 of Bentley Hills Third Sector as recorded in Map Book 33, Page 18, 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, Weygand Surveyors, 169 Oxmoor Road, Birmingham, Alabama, represented the applicant. This is a simple clean-up resurvey.

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

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

Second: Mrs. Smith

Aye: Rob Walker  
 Jamie Gregory  
 Philip Black  
 Graham Smith

Nay: None

Motion carries.

**8. Case P-19-14: 2812 Overhill Road - Claude Nielsen**

**EXHIBIT 4**

The applicant, Claude Nielsen, requests approval of a resurvey as per proposed plat on file at Mountain Brook City Hall. Legal description of property:

Nielsen Overhill Resurvey, being a resurvey of Lot 172 and the North Half of Lot 173 of Mountain Brook Estates New Country Club Sector as recorded in Map Book 17, Page 49 in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NE ¼ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama.

Ray Weygand, Weygand Surveyors, 169 Oxmoor Road, Birmingham, Alabama, represented the applicant. This is a simple clean-up resurvey.

There being no public comments, Mr. Walker called for a motion.

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

Second: Mr. Gregory

Aye: Rob Walker

Jamie Gregory

Philip Black

Graham Smith

Nay: None

Motion carries.

9. **Case P-19-15: 3040 Weatherton Drive – FIP Weatherton LLC c/o Andy Sink** **EXHIBIT 5**

The applicant, FIP Weatherton LLC, requests approval of a resurvey as per proposed plat on file at Mountain Brook City Hall. Legal description of the property:

Resurvey of Lot 6 of Resurvey of Lots 1, 2, 3 & 4 of Lewis' Addition to Brookhill Forest 9<sup>th</sup> Sector; being a resurvey of Lot 6 of Resurvey of Lots 1, 2, 3, & 4 of Lewis' Addition to Brookhill Forest 9<sup>th</sup> Sector, as recorded in Map Book 248, Page 61, all in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of the NW ¼ of Section 15, Twp-18S, R-2W, Jefferson County, Alabama.

Earl Morriss, Goodwyn Mills Cawood, 2701 1<sup>st</sup> Avenue South, Birmingham, Alabama, represented the applicant. The project proposes adding a stormwater easement along the south property line of Lot 6.

There being no public comments, Mr. Walker called for a motion.

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

Second: Mr. Gregory

Aye: Rob Walker

Jamie Gregory

Philip Black

Graham Smith

Nay: None

Motion carries.

Mr. Morriss will bring the plat to City Hall for Planning Commission signatures.

10. **Case P-19-16: 3040 Cherry Brook Run – Bent Tree LLC** **EXHIBIT 6**

The applicant, Bent Tree, LLC, requests approval of a final plat as per proposed plat on file at Mountain Brook City Hall. Legal description of the property:

Cherokee Bend At Mountain Brook Plat No. 2; being a resurvey of a portion of Lots 4, 6, 7, & 8 Overton Land Company's Overton No. 1 Subdivision Map, Map Book 34, Page 91, along with an acreage parcel, all being situated in the North Half of the SE ¼, Section 36, Twp-17S, R-2W, Jefferson County, Alabama.

David Rawson, Gonzalez-Strength & Associates, Inc., 2176 Parkway Lake Drive, Hoover, Alabama, represented the applicant. This is a request for approval of the final plat for a residential subdivision. The development consists of extending Cherry Brook Run, with associated utilities, to create 10 new residential lots.

It is noted that on August 1, 2016, the Planning Commission approved the preliminary plat for the subject property (Case P-16-19) 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. Such has been remitted to the City.

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

Motion: Mr. Black, motion to approve the final plat as submitted.

Second: Mr. Gregory

Aye: Rob Walker  
 Jamie Gregory  
 Philip Black  
 Graham Smith

Nay: None

Motion carries.

11. **Next Meeting:** Monday, June 3, 2019.
12. **Adjournment:** There being no further business to come before the Planning Commission at this time, the meeting stood adjourned at approximately 5:45 p.m.



Tammy Reid, Administrative Analyst