

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
DECEMBER 5, 2022
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 person and virtually (for viewing only using Zoom video conferencing) on Monday, December 5, 2022, at 5:30 p.m. The roll was marked as follows:

Members Present: Rob Walker, Chairman Absent: None
 Carey Hollingsworth, Vice-Chairman
 Barney Lanier, Secretary
 Frank Lassiter
 Maretta Ashford
 Winston McCalley

Also present: Whit Colvin: City Attorney
 Dana Hazen: Director of Planning, Building and Sustainability
 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. He stated that the Zoom conferencing option is available for listening in only.
2. **Approval of Agenda:** Chairman Walker presented the agenda for consideration.

Motion: Mr. Hollingsworth, motion to approve the agenda as presented.
Second: Mr. Lanier
Aye: Unanimous
Nay: None

Motion carries.

3. **Approval of Minutes:** Chairman Walker presented the November minutes for approval.

Motion: Mr. Black, motion to approve the November minutes as presented.
Second: Mr. Lanier
Aye: Unanimous
Nay: None

Motion carries.

4. **Case P-22-19: 3021 Cambridge Road, James Gunn**

EXHIBIT 1

Gunn's Resurvey of Mountain Brook Estates Canterbury Sector, being a Resurvey of Estate Lot 308 Mountain Brook Estates Canterbury Sector, as recorded in Map Book 19, Page 40 in the

Office of the Judge of Probate Jefferson County, Alabama and acreage; situated in the SE ¼ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. 3021 Cambridge Road

Ray Weygand, Weygand Surveyors, presented the resurvey request on behalf of the applicant, James Gunn. This is a clean-up resurvey combining portions of legacy lots.

There were no commission comments or public comments.

Chairman Walker called for a motion.

Motion: Mr. Lassiter: Motion to approve the resurvey request as submitted.

Second: Mr. Lanier

Aye: Unanimous

Nay: None

Motion carries.

5. Case P-22-20: 205 Overbrook Road, Mountain Brook Jr High Athletic Complex EXHIBIT 2

Request to amend the master development plan for the Mountain Brook Junior High School athletic complex. 205 Overbrook Road

Corey Shoop, Goodwyn Mills & Cawood, 2400 5th Avenue South, Birmingham, presented the application.

The proposed amendment to the development plan includes:

Reorientation of the existing sports field, and conversion of the existing grass field to synthetic turf (to include field lighting, protective netting and fencing.); relocation of the existing 4 tennis courts (to include lighting and fencing); addition of a new restroom; addition of 48 new parking spaces (to include parking lot lighting) where the tennis courts are currently located along Overbrook Road.

Mr. Lanier asked why the reorienting portion is being proposed. Mr. Shoop said that the change is efficiency driven; it will provide additional parking; site-driven decision.

Mr. Black asked about drainage.

Mr. Shoop:

- There will be drains underneath the artificial turf; water will percolate down to the drainage system.
- An underground detention facility is designed to handle additional run-off.
- The proposed system will improve the post-construction runoff; the post stormwater runoff will be less than pre-construction runoff.
- The improvements will meet the city requirements for runoff and water quality standards.

Mr. Shoop regarding lighting: The practice field: The six existing light poles will be removed. There will be four poles installed with more efficient lighting. There is a lighting plan for the parking lot and tennis courts as well.

Chairman Walker asked if a photometric study was performed in regard to the property line. Tommy Prewitt, Mountain Brook Schools: Jimmy Jumper with Musco Sports Lighting did a lighting study and will provide additional information as needed. More efficient lighting will be used that can adjust tighter to the field if needed. The daily cutoff would remain at 9 p.m. as required by the city. After school hours, the tennis courts will be available for public use.

Mr. Hollingsworth: A photometric study in relationship to the property line will need to be submitted for review. Mr. Shoop said that he will submit that information.

Mr. Lanier stated that there does not seem to be adequate space around the field to accommodate the players, coaches, etc. Mr. Shoop: This is a practice field for the Junior High and may be used for lacrosse as well. The reorientation is not to facilitate a football game, just practice.

Mr. Black: How often with the turf need to be replaced? Mr. Shoop: The artificial turf has an estimated life span of 12 years.

Mr. Lanier said that he walked the site and feels that keeping the orientation as is will mitigate lighting concerns. No need to change orientation as designed.

Mr. Black stated that he feels that the new plan optimizes the use of the property.

Mr. Lassiter said that the plan would provide flexibility that is needed.

Mr. McCalley stated that he would like to see photographs of fields that have netting in place.

Mr. Shoop said that he will provide that information. The netting at Cherokee Bend protects the school and the exit road; it is not visible to neighborhood; black netting.

Mr. Black: Southern exit of parking lot: Has a vehicular sight distance study at the curve (Overbrook Road) been performed? Mr. Shoop: No, but will be provided.

Chairman Walker: Is there room for a 15' buffer to adjacent residents?

Mr. Shoop: Yes. A current grading plan was submitted today.

Mrs. Ashford: Is there parallel parking on Overbrook at the sidewalk?

Mr. Shoop: There is no dedicated parallel parking proposed.

Mr. Black: Will there be removal of existing vegetation? Mr. Shoop: Some clearing on edges; minimal.

Mr. Lassiter asked about the height of the light poles that will be installed. Mr. Shoop will provide a comparison between existing and proposed, as well as pole material.

Public Comments:

John Somerville, representing Mike Keller and Jim Hicks; they live south of the project.

Highlights:

- The proposed project affects the homes of Mr. Keller and Mr. Hicks.
- Need data supporting the plans regarding water runoff; lighting.

- It is felt that the renovation of Mountain Brook Jr. High School should be considered along with field renovation regarding water runoff.
- Consider postponing a decision on this matter until further information can be received in a timely manner and reviewed.
- Reconfiguration of field: Would like to see specific details.
- Letters and emails were presented to add to case record.
- Clients have existing flooding issues.
- Considering upcoming holidays and the size of the project, postponing until the February meeting would be helpful to allow proper consideration.
- The clients knew about the turf plan, but had no idea additional lighting was proposed.

Carole Wills, 61 Overbrook Road, MB:

- Are the additional 20 yards for the field necessary?
- Lighting – as exists now in relationship to her house, she might as well be at Legion Field. Concerned about additional lighting. The lights are on after 9 p.m. now. Tennis court lights: will they go off at 9 p.m.? LED lighting?
- Vegetative buffer on the east side of the field is sparse. Removing more and adding lighting will affect the residents on the east side.
- Parking: Concerned about the west side – hazard.
- Artificial turf – Type proposed? Concerned about cancer-causing materials.
- Concerned about water drainage.

Mr. Lassiter: Will the new LED technology allow for more focused lighting?

Mr. Shoop: Yes. The new technology will limit the lighting footprint and will be more efficient.

The Commission requests the following:

1. A rendering of the proposed safety netting and sample photos of other fields with this type of netting.
2. Photometric light study relative to the property lines and adjoining properties (across Overbrook Road as well).
3. Vehicular sight distance study at curve (Overbrook Road) and proposed ingress/egress of new parking lot.
4. Site plan to incorporate a 15' wide buffer at the property line; spacing and plat material types as specified in Sec. 129-296 *Buffers, Privacy Fences and Walls*.
5. Proposed field light pole comparison to existing pole lighting: number of poles and proposed pole material.
6. Stormwater drainage data; GMC to coordinate with Schoel Engineering, putting into context the comprehensive projections of both drainage studies.

Dana Hazen, Director of Planning, Building and Sustainability, stated that the information should be submitted within 17 days prior to the meeting.

Chairman Walker called for a motion.

Motion: Mr. Black, motion to carry this case over to the January 3, 2023 meeting, and requests the information listed above.

Second: Mr. Lanier
Vote: Aye Nay
 Unanimous None

6. Chairman Walker welcomed Mr. McCalley and Mrs. Ashford to the Commission.
The meeting adjourned until Tuesday, January 3, 2023.

Tammy Reid, Administrative Analyst