

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
NOVEMBER 6, 2023
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 on Monday, November 6, 2023, at 5:30 p.m. The roll was marked as follows:

Members Present: Rob Walker, Chairman
Carey Hollingsworth, Vice-Chairman
Barney Lanier, Secretary
Frank Lassiter
Maretta Ashford
Winston McCalley

Absent: Phil Black

Also present: Dana Hazen: Director of Planning, Building and Sustainability
Glen Merchant: Building Official
Tammy Reid: Administrative Analyst (Zoom)

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:** Chairman Walker presented the agenda.

Motion: Mr. Hollingsworth: Motion to approve the agenda as presented.
Second: Mr. Lanier
Ayes: Unanimous approval
Nays: None
Motion carries.

3. **Approval of Minutes:** Chairman Walker presented the October 2, 2023 minutes.

Motion: Mr. Hollingsworth: Motion to approve the October 2, 2023 minutes as presented.
Second: Mr. Lanier
Ayes: Unanimous approval
Nays: None
Motion carries.

4. **Case P-23-16: Dan Thomasson, 73 Country Club**

EXHIBIT 1

Resurvey of Lot 3 and the Southwesterly 50 feet of Lot 4 of Country Club Gardens, as recorded in Map Book 15 Page 10; situated in the NE ¼ of the SE ¼ of Section 5, Twp-18S, R-2W, City of Mountain Brook, Jefferson County, Alabama. 73 Country Club Boulevard

Dan Thomasson, applicant, presented the resurvey request. This is a clean-up resurvey combining portions of legacy lots. The applicant plans to renovate the existing house.

Public Comments: None

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

Second: Mr. Hollingsworth

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

5. Case P-23-17: Davis Construction Services, LLC, 3804 Glencoe Drive

EXHIBIT 2

Resurvey of Lots 102 and south ½ of 103 according to the Map of Glencoe, as recorded in Map Book 28 Page 17; situated in the NW ¼ of Section 3, Twp-18S, R-2W, City of Mountain Brook, Jefferson County, Alabama. 3804 Glencoe Drive

Brad Davis, Davis Construction Services, LLC, presented the resurvey request. This is a clean-up resurvey combining portions of legacy lots. The applicant plans to demolish the existing structure and build a new residence.

Public Comments:

Bethany Weston Giles, 3800 Glencoe Drive, MB, adjacent property: There are survey ribbons on her side of the existing fence. Will her property line change?

Mr. Davis stated that Mrs. Giles' property line will not change.

Chairman Walker called for a motion.

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

Second: Mr. Lanier

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

6. Case P-23-18: MTB Office Park, LLC; 2900 Cahaba Road

EXHIBIT 2

MTB Office Park, LLC, owner, requests to rezone property from Local Business district to Planned Unit Development (PUD) district for a senior living facility. 2900 Cahaba Road

Charles Beavers, Beavers Law, LLC, 4301 Dolly Ridge Road, Vestavia Hills, Alabama, presented the request to rezone a 4.90 acre property from Local Business district to Planned Unit Development (PUD) district for a senior living residential development with varying degrees of care.

Hal Worthington (Dominion Partners), 251 South Oak Drive, Birmingham, Alabama, presented the scope of services provided at the proposed senior living facility. At this time, there are no senior living communities within the Mountain Brook city limits. Focus groups expressed positive feedback regarding this type of facility in the city. The facility will provide connectivity to the village.

Louis Nequette (Nequette Architecture & Design), 2227 2nd Avenue N, Birmingham, Alabama, and Nathan Rosemann (Rosemann & Associates), 730 Peachtree Street NE, Atlanta, Georgia, presented the layout of the project. The plan is to preserve the existing trees along Cahaba Road. Parking: 123 spaces in the garage and 44 spaces at the surface level.

Ben Watson (Live Oak Engineering, Inc.), 2509 7th Avenue S, Birmingham, Alabama:
Drainage: There will be three drainage features that will address water quantity and quality.

Scott Skipper, Skipper Consulting, 3644 Vann Road, Birmingham, Alabama, presented the results of the traffic study:

Trip Generation Comparison

Proposed Land Uses					
Land Use (ITE#)	Units	AM Peak		PM Peak	
		In	Out	In	Out
Senior Adult Housing - Attached (252)	101	7	13	15	12
Assisted living (254)	32	4	2	3	5
Nursing Home (620)	32	4	2	2	5
Totals	165	15	17	20	22
Total Trips		32		42	

Existing Land Uses					
Land Use (ITE#)	Size	AM Peak		PM Peak	
		In	Out	In	Out
General Office (715)	35,000 ft ²	60	8	12	57
Total Trips		68		69	

Proposed Sr. Living Land Uses Trip Generation Estimates Compared to Existing Office Trip Generation Estimates	46%	61%
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The study concluded that there should be no significant impact.

Public Comments:

Ann Sanders, property owner of Mountain Brook Plaza, stated that the retaining wall between her property and the subject property is hers. She is glad that it will remain. She does not objection to the proposed facility and is happy to work with those involved as needed.

Charles Perry, 2501 Canterbury Road, MB: Consider reducing the size of the facility. Watkins Creek floods already. He is concerned about the traffic impact on Canterbury.

Mr. Beavers: Water retention will be included on site and will be monitored by the city. This will improve the existing issue, not make it worse.

Mr. Lanier asked about parking. Mr. Worthington said that the staff will park at the back of the building. He is confident in the number of spaces provided.

Mr. Lassiter asked about the economic impact. Mr. Worthington stated that there is no data, but he believes it will be a positive increase due to staff and families of residents shopping and eating in the city.

Chairman Walker called for a motion.

Motion: Mr. Hollingsworth, motion to recommend to the City Council approval of the rezoning request as submitted.

Second: Mr. McCalley

Vote:	<u>Aye</u>	<u>Nay</u>
	Ashford	None
	Hollingsworth	
	Lanier	
	Lassiter	
	McCalley	
	Walker	

Motion carries.

7. The meeting stood adjourned. The next meeting is scheduled for Monday, December 4, 2023.

Tammy Reid, Administrative Analyst