

PLANNING COMMISSION PACKET

April 30, 2019

Hello All,

Enclosed please find your packet for the meeting of May 6, 2019.

We have:

- Rezoning case of the KI property (request to carry over till the June 3, 2019 meeting)
- One residential solar power installation
- Four resurveys
- One final plat of previously approved preliminary plat

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

www.mtnbrook.org

- Calendar (upper right corner)
- Planning Commission (May 6, 2019)
- Meeting Information (for agenda and full packet)
- Supporting Documents (*to view proposed plans select link associated with the case number*)

If you have any questions about these cases please don't hesitate to give me a call at 802-3816 or send me an email at hazend@mtnbrook.org.

Looking forward to seeing you on Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION

MAY 6, 2019

PRE-MEETING: (ROOM A106) 4:45 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: April 1, 2019
4. **Case P-19-02:** Request to rezone a parcel of land from Residence-A district to Professional District. - **3100 Overton Road** (*Carried over from January 7, 2019, February 4, 2019, March 4, 2019 and April 1, 2019*)
5. **Case P-19-11:** Request for approval of the installation of an alternative solar energy system consisting of a roof mount array. - **4345 Caldwell Mill Road.**
6. **Case P-19-12:** 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. - **2701 Canterbury Road.**
7. **Case P-19-13:** 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. - **112 Azalea Road.**
8. **Case P-19-14:** 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. - **2812 Overhill Road.**
9. **Case P-19-15:** Resurvey of Lot 6 of Resurvey of Lots 1, 2, 3 & 4 of Lewis' Addition to Brookhill Forest 9th Sector; being a resurvey of Lot 6 of Resurvey of Lots 1, 2, 3, & 4 of Lewis' Addition to Brookhill Forest 9th 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. – **3040 Weatherton Drive.**
10. **Case P-19-16:** 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. – **3640 Cherry Brook Run.**
11. Next Meeting: June 3, 2019
12. Adjournment

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 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 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



Planning Commission Application PART I

Project Data

Address of Subject Property 3100 OVERTON ROAD, MOUNTAIN BROOK

Zoning Classification RESIDENTIAL A DISTRICT

Name of Property Owner(s) F&B HOLDINGS, LLC, FRED FRIEDMAN

Phone Number 337-2838 Email FRED3443@AOL.COM

Name of Representative Agent (if applicable)

• JOEL BLACKSTOCK

Phone Number 205-999-2905 Email joel@wba-architects.com

Name of Engineer or Surveyor ARRINGTON ENGINEERING & SURVEYING

Phone Number 985-4315 Email dave@arringtonengineering.com

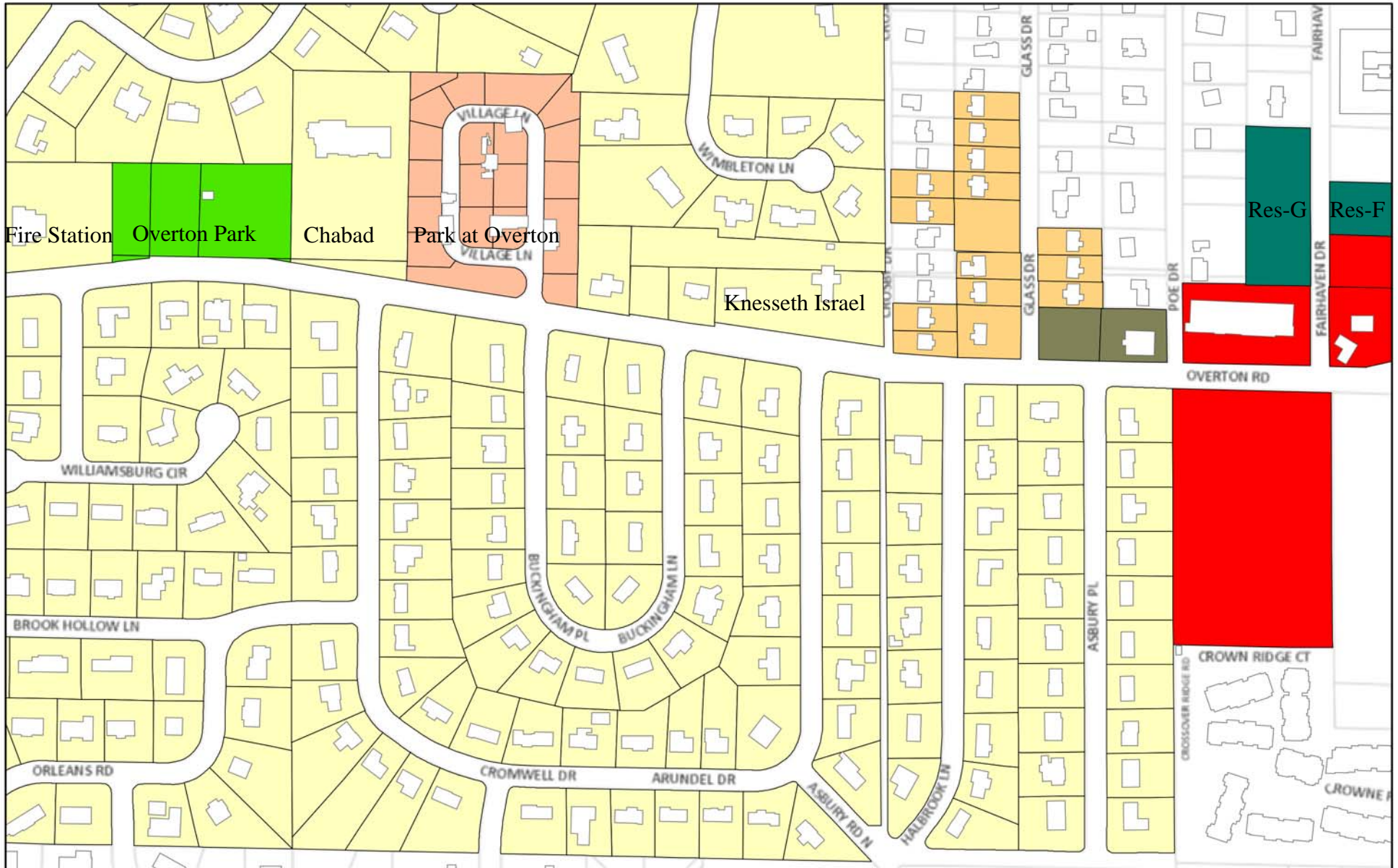
Property owner or representative agent must be present at hearing

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.

Overton Road Zoning

P-19-02



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BuildingFootprints

Tax_Parcels

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Local Business District

MXD

Professional District

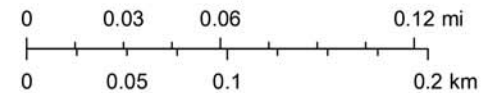
Residence A District

Residence C District

Recreation District

RID

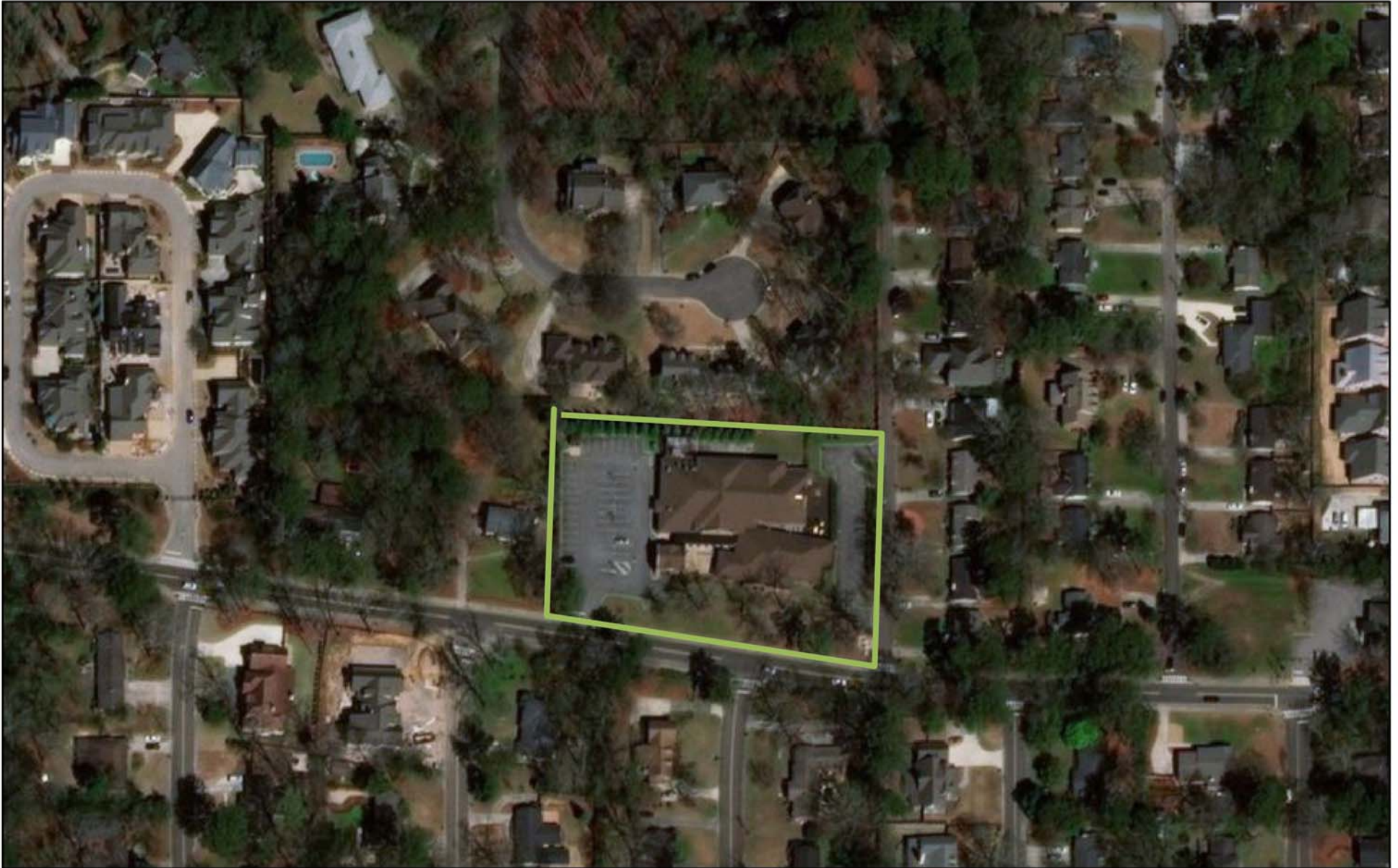
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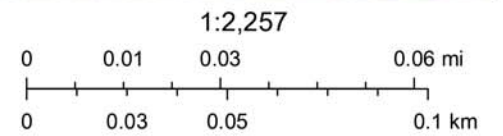
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS
Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

P-19-02 Aerial



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |

P-19-02

Petition Summary

Request to rezone a parcel of land (Knesseth Israel) from Residence-A district to Professional district for an outpatient surgical practice.

Recent Background

On April 23, 2019, the city council adopted Ordinance 2044 (attached), amending the Professional district to include a conditional use process. The subject rezoning application is in line with the adopted amendment to the Professional district, a conditional use for which will be taken up with the city council in tandem with any review of a rezoning case (for the Professional district) for the subject property.

Given the previously pending zoning amendment to the Professional district, the applicant requested that the planning commission carry over this rezoning case until the city council had dispensed with any new changes to the professional district. As such, the PC carried this case over at its regular meetings of February 2019, March 2019 and April 2019.

At the January 7, 2019 meeting, the Planning Commission voted to carry this case over to the February 4, 2019 meeting and requested the following additional information:

- Number of doctors at this proposed facility: 2 (see *Proposed Floor Plan*).
- Number of examination rooms and procedure rooms: (see *Proposed Floor Plan*).
- Current patient base as well as expected patient base: (see *Interior Space Breakdown*)
- The applicant has also provided additional vehicular trip information and parking generation material (see *Proposed Traffic Generation and Parking Analysis for Institutional Use*)

Legacy Background

On August 3, 2006, the planning commission approved a development plan for the establishment of the Knesseth Israel Suynogoue (KI) on the subject property (Case 1670), as well as a resurvey of the same (PC Case 1669); meeting minutes are attached.

The subject proposal involves the conversion of the existing KI facility to an outpatient plastic surgery practice; a professional office for physicians specializing in plastic surgery – not to be used as a clinic. Proposed hours of operation are from 7:30a-5:00p M-F.

Property Development Standards

The proposed lot and improvements meet the development standards for the Professional District with respect to lot size, lot width, setbacks and height limit. Two additional parking spaces are shown to be added in order to comply with parking requirements for said district and use.

Landscape Plan

The attached landscape plan indicates that additional landscaping is proposed in the front yard of the property in order to soften the view of the parking lot and give the property more of a

residential character. Landscape buffers exist along all property lines abutting residential properties, as was required by the master plan approval for Kneseth Israel.

Traffic Impact

Attached letter from Skipper Consulting indicates that there will be no significant increase in traffic impact associated with the proposed project.

Parking Lot Lighting

No change to the existing parking lot lighting is proposed; the existing lighting meets the code requirement of 14 feet high or less, and is directed to shine downward.

Subject Property and Surrounding Land Uses

The subject property is immediately surrounded by single family development. In addition to the subject synagogue, the following uses exist along the north side of Overton Road between the west boundary of Overton Village and Locksley Drive:

6 single family dwellings;

The Park at Overton (gated single family homes)

The Chabad of Alabama

Overton Park

City Fire Station

Master Plan for Overton Village and the Subject Property

As may be seen on the attached land use map from the Overton Village master plan, its west boundary terminates one block east of the subject property (intersection of Glass and Overton). The block between Glass and Poe (vacant lot and dentist office), while zoned Professional district, are actually designated by the master plan for “general commercial,” siting the Local Business district as the appropriate zoning for those two lots.

Potential Master Plan Amendments

The city’s master plan for the subject site, and all properties along Overton Road between Glass Drive and Overton Park, calls for low-density or medium density residential use.

However, the master plan should probably have been updated (to institutional use) to reflect the establishment of the Chabad and Kneseth Israel. Also, the Overton Village master plan could likewise use a clean-up amendment (to Village Residential) to reflect the Res-F and Res-G zoning approved for the condominium project on Fairhaven Drive.

At some point in the near future it may be advisable to undertake a fresh look at the Overton Village master plan.

Affected Regulation

Article X, Professional District

Appends

LOCATION: 3100 Overton Road

ZONING DISTRICT: Res-A

OWNER: F&B Holdings, LLC

ORDINANCE NO. 2044

AN ORDINANCE AMENDING ARTICLE X OF THE CITY CODE

BE IT ORDAINED by the City Council of the City of Mountain Brook, Alabama, that Article X of the City Code is hereby adding Section 129-50, and amending Sections 129-151 and 129-153 as follows:

Section 1.

“ARTICLE X. – PROFESSIONAL DISTRICT

Sec. 129-150. – Intent and purpose.

The Professional District is intended to provide appropriate-scaled buildings for professional offices. The district may be applied to sites which can establish an effective transition to adjacent residential neighborhoods.

Sec. 129-151. – Permitted uses.

(a) The uses permitted in Professional Districts shall be as follows:

1. Professional offices
2. Accessory structures customarily incidental to the uses permitted by this section 129-151.

(b) Conditions on Permitted Uses. All uses in the Professional District shall be conditional uses and shall only be permitted with prior written approval of the city council. Conditional uses are uses which may be acceptable within the Professional District, based on specific circumstances and mitigating site design provisions that would eliminate the potential for these uses to otherwise have negative impacts on adjacent property or other uses in the vicinity. Therefore, they require special review to better determine if the circumstances and design provisions for the proposed use, when applied to a specific site, are sufficient to mitigate any potential negative impacts. Proposed conditional uses will be reviewed as to the following.

- i. Whether the use would disparately impact public parking in the area;
- ii. Whether vehicular or pedestrian circulation would be adversely impacted by the use;
- iii. Whether the use would adversely impact surrounding existing uses;
- iv. Whether the hours of operation or peak traffic times would adversely impact the surrounding properties and public streets.
- v. Whether sufficient landscape buffers exist or are proposed along any adjoining residential properties;
- vi. Whether existing or proposed exterior lighting is sufficiently designed so as not to spill onto adjoining properties.

(c) The city council may require the party applying for the approval of such conditional use to furnish to the city council any or all of the following information and

2044

documents and such additional information and documents which the city council may consider necessary or helpful in deciding whether to approve such requested conditional use:

1. A survey of the property;
2. A topographical survey of the property;
3. A site plan for the property, showing the location, size, height and elevation of all existing and proposed improvements, the location, number and size of parking spaces and such other information about the existing and proposed improvements and the development plan for the property which the planning commission considers reasonably necessary for its consideration of the request for approval;
4. Plans for all proposed improvements;
5. The type of construction materials to be used in the proposed improvements;
6. A traffic study with respect to the traffic expected to be generated by the use;
7. Information concerning outdoor lighting;
8. The hours of operation of the activities proposed to be conducted on the property;
9. Information concerning the visibility of the proposed improvements from adjacent property, buildings and public streets;
10. Information concerning the proposed screening of the proposed improvements by fences, walls, berms, shrubs, trees or other means;
11. Whether any trees or other vegetation which would serve to screen the proposed improvements and the use thereof from adjacent property will be removed from the property; and
12. Information concerning vehicles, equipment and materials which may be stored on the property or within the improvements.

All materials and information required to be submitted must be submitted to the zoning officer at least 24 days prior to consideration of any application for such conditional use.

- (d) The city council shall hold a public hearing for the consideration of any such conditional use, after giving at least ten days' notice thereof. For purposes of this section, written notice of public hearings held by the city council shall be sent, by United States mail, to all property owners, any portion of whose property lies within 500 feet of any portion of the parcel included in a request for conditional use consideration. For the purpose of such notice, the owner of a parcel shall be considered to be the person who is shown as the owner of such parcel according to the records of the tax assessor of Jefferson County, Alabama. If a public hearing is continued or postponed during the meeting of the city council during which such hearing was held or was scheduled to have been held, no notice of such continued or postponed hearing need be given.

- (e) Any use established and permitted by right in the Professional District prior to April 23, 2019 shall be permitted to continue in the same location without regard to these provisions, provided that such use is not expanded. However, should such use be expanded, such expansion shall require prior written approval of the city council per subsection (b) of this section.
- (f) A Professional Office use established on or after April 23, 2019 and permitted after city council review and approval under subsection (b) of this section may be replaced by another Professional Office use if the zoning officer determines that there are non-material changes for the proposed professional use utilizing the criteria for review outlined in subsection (b). In the absence of such a determination, city council review of the replacement use shall be required under subsection (b).

Sec. 129-153. – Additional requirements and provisions.

- (a) Service yards. On any parcel on which a professional building is hereafter built, the construction of which is started after the effective date of this chapter, there shall be provided a service yard, the size of which shall be sufficient to serve the needs of the occupants of the building, and which shall be located at the rear of such office building. The service yard shall have access to a street, alley or driveway and shall provide adequate accommodations for the handling of waste and garbage and for the loading and unloading of vehicles. The service yard shall be paved with asphalt or concrete and shall be enclosed with an opaque wall or fence of permanent construction, at least 6 feet, but no more than 8 feet, in height, and designed and constructed to conceal the service yard from visibility from outside such wall or fence. The entrance to the service yard shall be screened by a gate constructed of an opaque material, which gate must be at least 6 feet, but not more than 8 feet, in height. No part of the service yard may be used to satisfy the offstreet parking requirements of this article.
 - (b) Building setbacks. Any professional office, the construction of which is started after the effective date, shall not be located closer to the front lot line than 35 feet, or the front line of the principal structure on the adjacent property located in a residential district, whichever is greater.”
2. **Repealer.** All ordinances or parts of ordinances heretofore adopted by the City Council of the City of Mountain Brook, Alabama that are inconsistent with the provisions of this ordinance are hereby expressly repealed.
 3. **Severability.** If any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

4. **Effective Date.** This ordinance shall become effective immediately upon adoption and publication as provided by law.

ADOPTED: This 23rd day of April, 2019.



Council President

APPROVED: This 23rd day of April, 2019.



Mayor

CERTIFICATION

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the City Council of the City of Mountain Brook, Alabama, at its meeting held on this 23rd day of April, 2019, as same appears in the minutes of record of said meeting, and published by posting copies thereof on April 24, 2019, at the following public places, which copies remained posted for five (5) days as required by law.

City Hall, 56 Church Street
Overton Park, 3020 Overton Road

Gilchrist Pharmacy, 2805 Cahaba Road
Cahaba River Walk, 3503 Overton Road



City Clerk



DEVELOPMENT CO., INC.

HOME BUILDERS AND LAND DEVELOPERS

3515 RIVER BEND ROAD . . . BIRMINGHAM, AL 35243
PHONE (205) 967-3716 • FAX (205) 967-5714

Reference K.I Zoning Overton Road

Dear Members of City Council,

My name is Floyd Berman 3515 River Bend Rd in the city of Mountain Brook.

I thought it would be best to my thoughts on paper rather than to take your time in a lengthy talk by me. As a pioneer, builder and developer for this area I came to Overton road sector beginning in 1959 almost sixty years ago. At that time no one was here except an old country store. Most of the people stated you are to far out. Nice, but no thanks. I suffered for five to six years in the early sixties since the steel mills were shutting down and people moving to Pittsburg.

As a community individual I always believe to give to the community and the community will give you back. I was instrumental in the purchase of Brookwood Forest elementary school at a much lower price, education is the key. Secondly, connecting Southwood Brookwood road to Brookwood road. I helped financially to build the massive culvert at the bottom of the ravine. Sidewalks, playground equipment, etc. I took pride and in the achievement that was developed over the course of the years.

Fast forward to 2008. We decided to move our location from across the Birmingham country club. Homes are too expensive in the Crestline area, and most of our members are now living in the Overton corridor. As the campaign chair and past president of K.I., we wrote to 50 of the movers and shakers in the Birmingham Jewish community about our plans to build. The prevailing response, go for it, they wanted the three pillars of Judaism reform, conservative, orthodox to survive. If one went down, the others in time might crumble. With that said in 2008, the property across from the Birmingham County Club decreased in value because banks decreased lending for about five years. We raised the money but owed the bank a few million dollars. The bank wrote the loans off the book and the property was bought by two individuals. We appreciated their help.

I would like to discuss with you a possible new ordinance about restricting a future commercial sale to another party. As I understand the proposed discussion would take place on a case by case basis. Not an automatic commercial zoning. In the present case of K.I, the owners are buying K.I at a considerable discount. Couldn't care less about the restriction. Over the course of the next 20 to 25 years the owner of the building had reaped his or her effort at a worthy profit. Therefore, such a restriction would not concern the owner. They couldn't care less about the sale for a profit.

My second concern as a community person, is the possibility in this case about not being contiguous property situation, not contiguous commercial property situation. If the case of the K.I. property was made an exception, this would open a precedence for other properties to be zoned that are not being contiguous. I hope you would consider the implications.

At the present Mountain Brook has run out of land for resident development. The only solution is to buy smaller houses such as has happened in the Overton area. For example, \$350,00 homes are being bought just for the lot. This has happened to properties close to K.I., with new million-

dollar home plus being built. Some people have bought homes for \$350,00 just for the land. They are putting their plans on hold because of the perception of a surgical clinic in their midst. This area is in a transition and it would be a considerable challenge in the future and may curtail its transition.

In closing, I will be 90 years old next year. It is not for me, but for my grandchildren living in Mountain Brook. I would like to leave them a legacy for a place to pray. K.I. started in 1889 in Birmingham, almost 130 years being the only orthodox synagogue in Alabama and Mississippi. I know you give your time for free and I commend you for that. I know you will always appreciate the benefit of home values in the city of Mountain Brook. Thank you for reading a rather lengthy letter. I wish you all the success and good health in the future.

Cordially,

Floyd Berman

Floyd Development Company

WILLIAMS · BLACKSTOCK
ARCHITECTS

December 12, 2018
Dana O. Hazan
Director of Planning, Building & Sustainability
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Re: Application for Rezoning
3100 Overton Road
Mountain Brook, AL 35223

Dana,

This is our application for re-zoning the property located at 3100 Overton Road, currently the Kneset Israel Synagogue. We are requesting to rezone the project from Residential A District zoning to Professional District, on behalf of Grotting and Cohn Plastic Surgery, the buyers of the property. There is a nearby parcel two lots to the east zoned Professional District where a dental practice is located.

Attached is a copy of the Application Part one and Part two filled out. We are also providing the information requested on the check-list and some other pertinent items for your review.

APPLICATION PART ONE - See attached.

APPLICATION PART TWO – We are providing a response to each of the check list items below.

- 1) PRESENT ZONING CLASSIFICATION OF THE PARCEL
The present zoning of the parcel is Residential A District.
- 2) ZONING CLASSIFICATION TO WHICH THE APPLICANT WISHES TO HAVE THE PROPERTY CHANGED
The applicant wishes to change the zoning classification to Professional District
- 3) THE ADDRESS, REAL ESTATE TAX PARCEL ID#, LEGAL DESCRIPTION OF THE PARCEL, AND THE SIZE OF THE PARCEL IN SQUARE FEET AND ACREAGE
ADDRESS:
*3100 Overton Road
Mountain Brook, AL 35223*

REAL ESTATE TAX PARCEL ID #:
28-00-15-3-001-005.000

Re-zoning Application
City of Mountain Brook, AL
December 12, 2018; page 2

LEGAL DESCRIPTION OF THE PARCEL:

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.

SIZE OF PARCEL:

*80,057 Square Feet
1.84 Acres*

4) NAME AND ADDRESS OF THE OWNER OF THE PARCEL

*Mr. Fred Friedman
F&B Holdings, LLC
3417 Oak Canyon Drive
Mountain Brook, AL 35243
205-337-2838
fred3443@aol.com*

5) NAME AND ADDRESS OF THE APPLICANT, IF HE IS SOMEONE OTHER THAN THE OWNER

*Architect
Joel Blackstock
Williams Blackstock Architects
2204 1st Avenue South
Suite 200
Birmingham, AL 35209
205-999-2905*

On Behalf of

*Tracy Cohn
Grotting and Cohn Plastic Surgery
1 Inverness Center, Pl #100
Birmingham, AL 35242
205-930-1600*

6) IF THE APPLICATION IS MADE BY ANYONE OTHER THAN ALL THE OWNERS OF THE PARCEL, WRITTEN AUTHORIZATION FROM THE OTHER OWNERS WITH RESPECT TO THE FILING OF THE APPLICATION.

The Owner of the parcel has given authorization to file this application. See enclosed letter of authorization.

7) NAME AND ADDRESS OF ANY PARTY WHO HOLDS A MORTGAGE ON THE PARCEL, OR ANY PART THEREOF.

*ServisFirst Bank
2500 Woodcrest Place
Birmingham, Alabama 35209*

Re-zoning Application
City of Mountain Brook, AL
December 12, 2018; page 3

8) STATEMENT OF HOW THE PARCEL IS TO BE USED IF THE REZONING APPLICATION IS GRANTED;

If the rezoning is application is granted, Grotting and Cohn Plastic Surgery will move their offices to the building. This medical practice will see patients on an outpatient basis. There will be offices, exam rooms, and procedure rooms within the building. It is a professional office for physicians specializing in plastic surgery. It is NOT a clinic. There will be no walk-in patient, there will be limited hours of operation, 7:30 – 5:00 each day, and it is a primary office for two physicians, Dr. Grotting and Dr. Cohn.

The east parking lot will be employee parking. The west parking area will be for patients. The renovations will be entirely in the interior of the building. The interior of the building will be renovated for new offices where they see and treat patients on an outpatient basis only. The site appeals to the demographic of their clientele with its residential character and set back from the street. The goal is to perform minor aesthetic enhancements to the exterior of the existing building to create a more private and residential feeling compatible and harmonious with the surrounding neighborhood. The exterior of the building will remain essentially the same and there will be no exterior building additions or demolition.

The exterior will appear generally the same with only minor cosmetic changes, such as removal of the Jewish Star of David, and painting or parging the exterior brick with a soft stucco finish over the existing brick façade. An example of this finish is attached.

The location is appealing to the nationally renowned Plastic Surgery practice because it is residential in character and set back from Overton Road. New exterior landscaping will be added to further screen the parking and building from Overton Road and enhance the residential feel of the building to better blend with the surroundings. See attached proposed landscaping plan, which adds additional screening of the parking lot from Overton Road. There are presently good buffer landscaping and fencing between adjacent property.

9) A PRELIMINARY SITE PLAN CONSISTING OF, AT A MINIMUM, A DIMENSIONED DRAWING OF THE PARCEL SHOWING AT LEAST THE LOCATION OF:

A. EXSTING AND PROPOSED BUILDINGS AND OTHER STRUCTURES;

Shown in attached site plan.

B. ANY EXISTING OR PROPOSED EASMENTS OR RIGHTS-OF-WAY

Shown in attached site plan

C. LOT AND YARD AREAS, AND HOW THEY ARE TO BE USED;

Shown in attached site plan

D. PARKING AREAS AND THE LOCATION OR LOCATIONS AT WHICH MOTOR VEHICLES WILL HAVE INGRESS TO, AND EGRESS FROM THE PARCEL;

Shown in attached site plan

E. WATER SUPPLY FACILITIES;

Shown in attached site plan

F. SEWAGE DISPOSAL FACILITIES

Shown in attached site plan

Re-zoning Application
City of Mountain Brook, AL
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- 10) NAMES AND ADDRESSES OF ALL PROPERTY OWNERS, ANY PORTION OF WHOSE PROPERTY LIES WITHIN 500 FEET OF ANY PORTION OF THE PARCEL INCLUDED IN THE REQUEST FOR RE-ZOING; SAID NAMES AND ADDRESSES ARE TO BE CERTIFIED BY THE TAX ASSESSOR OR A TITLE INSURANCE COMPANY.

Enclosed is a list of all property owners whose property is within 500 feet of any portion of the parcel and certified by the Tax Assessor.

- 11) A LETTER FROM AN ATTORNEY OR A TITLE INSURANCE COMPANY STATING WHETHER THE PARCEL WHICH IS THE SUBJECT OF THE REZOING APPLICATION IS SUBJECT TO ANY COVENANTS OR RESTRICTIONS AND, IF SO, A COPY OF THE COVENANTS AND/OR RESTRICTIONS

Enclosed is a letter from the attorney, Maynard Cooper, addressing this.

- 12) ANY ADDITIONAL INFORMATION WHICH MAY BE REQUIRED BY ANY OTHER PROVISION OF THIS CHAPTER, OR WHICH THE ZONING OFFICER OR THE PLANNING COMMISSION MAY CONSIDER NECESSARY FOR AN ADEQUATE EVALUATION OF THE EFFECT OF THE PROPOSED REZONING OF THE PARCEL ON ADJACENT AND NEARBY PROPERTIES.

A. IMPACT ON SURROUNDING PROPERTIES

There will be no impact on the surrounding properties going from the current zoning use (Jewish Synagogue) to an outpatient medical practice. The substantial landscape buffer and fence between this property and adjacent residential areas will remain. The parking will be further hidden from the street with landscaping to make the building and parking more private and further screened from the street. The traffic load will not be increased and the lighting is low angle lighting with poles under 14' tall.

B. TRAFFIC STUDY

Please see attached a letter from Skipper Consulting, traffic engineers outlining that there is no substantial change in traffic with the new use versus the zoned use relative to total in and out parking. The traffic impact will be less in the new use because the parking access is spread out throughout the day rather than during religious services where everyone comes and leaves at the same time. A larger portion of the spaces will be for employees whose cars will stay parked all day.

C. LANDSCAPING PLANS

We are providing a landscape plan showing the existing and proposed landscape buffers. The existing landscape buffers adjacent to neighbors are in good shape and we propose additional new landscape screening of the parking lot. We also are including a proposed landscape plan. The new landscape plan shows a significant landscape buffer added to the Overton Road side of the building to screen parking and lighting and the building. See attached landscape plan.

D. EXTERIOR LIGHTING

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The existing parking lot lighting is from poles that are under 14' tall and provide downward angle light which cuts glare and visibility from the surrounding neighborhood. See EXHIBIT G & H showing the exterior lighting.

E. COMPLIANCE WITH NEW ZONING CLASSIFICATION

The existing building complies with the proposed new zoning classification for Professional Office District. See attached zoning recap prepared by Williams Blackstock Architects which provides a point by point listing of the zoning requirements and compliance including but not limited to parking, building height, building setbacks, building areas etc.

F. PARKING

We calculated the Rentable SF of the floor plate not including mechanical or storage rooms and based on the parking requirement of 4 spaces / 1,000 RSF determined 62 spaces are required. The site plan shows where the existing parking will be adjusted to add two additional spaces. See Attached square foot calculating parking count is based on.

G. BOUNDARY SURVEY

We are enclosing a Boundary Survey, and the boundary Plat for reference.

We appreciate your consideration and processing of this re-zoning application. If you need any further information, or have any questions, please don't hesitate to call.

Submitted by,



Joel Blackstock
Principal, Williams Blackstock Architects

Re-zoning Application
City of Mountain Brook, AL
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ATTACHMENTS:

1. City of Mountain Brook Zoning Application, Part I & II
2. Existing landscape plan and Proposed landscape plan
3. Boundary Survey
4. Plat of site
5. Site Survey illustrating compliance with proposed Professional District Zoning
6. Written analysis showing compliance with proposed Professional District Zoning
7. Letter from owner authorizing re-zoning request
8. Certified list of all property owners within 500'
9. Traffic engineer's letter outlining no negative impact on traffic
10. Lighting site plan showing location of exterior light poles
11. Light fixture drawing showing under 14' poles and cutoff lighting
12. Attorney letter confirming covenant and restrictions
13. Floor plan showing rentable SF & required parking compliance
14. Photo of exterior of building

P-19-02

SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) AND VERTICAL DATUM IS NAVD 88 (GEOID 12B) ELEVATION AND POSITION WAS OBTAINED FROM RTK OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

GRAPHIC SCALE



BOUNDARY SURVEY KNESSETH ISREAL CONGREGATION 3100 OVERTON ROAD MT. BROOK, ALABAMA

SITUATED IN THE NORTHWEST AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA



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.

SURVEYOR

Jeff D. Arrington
JEFF D. ARRINGTON
ALABAMA NO. 18664

DATE 12-13-2018

LEGAL DESCRIPTION

LOT 1, KNESSETH ISREAL CONGREGATION ADDITION TO MOUNTAIN BROOK, AS RECORDED IN MAP BOOK 220, PAGE 41, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

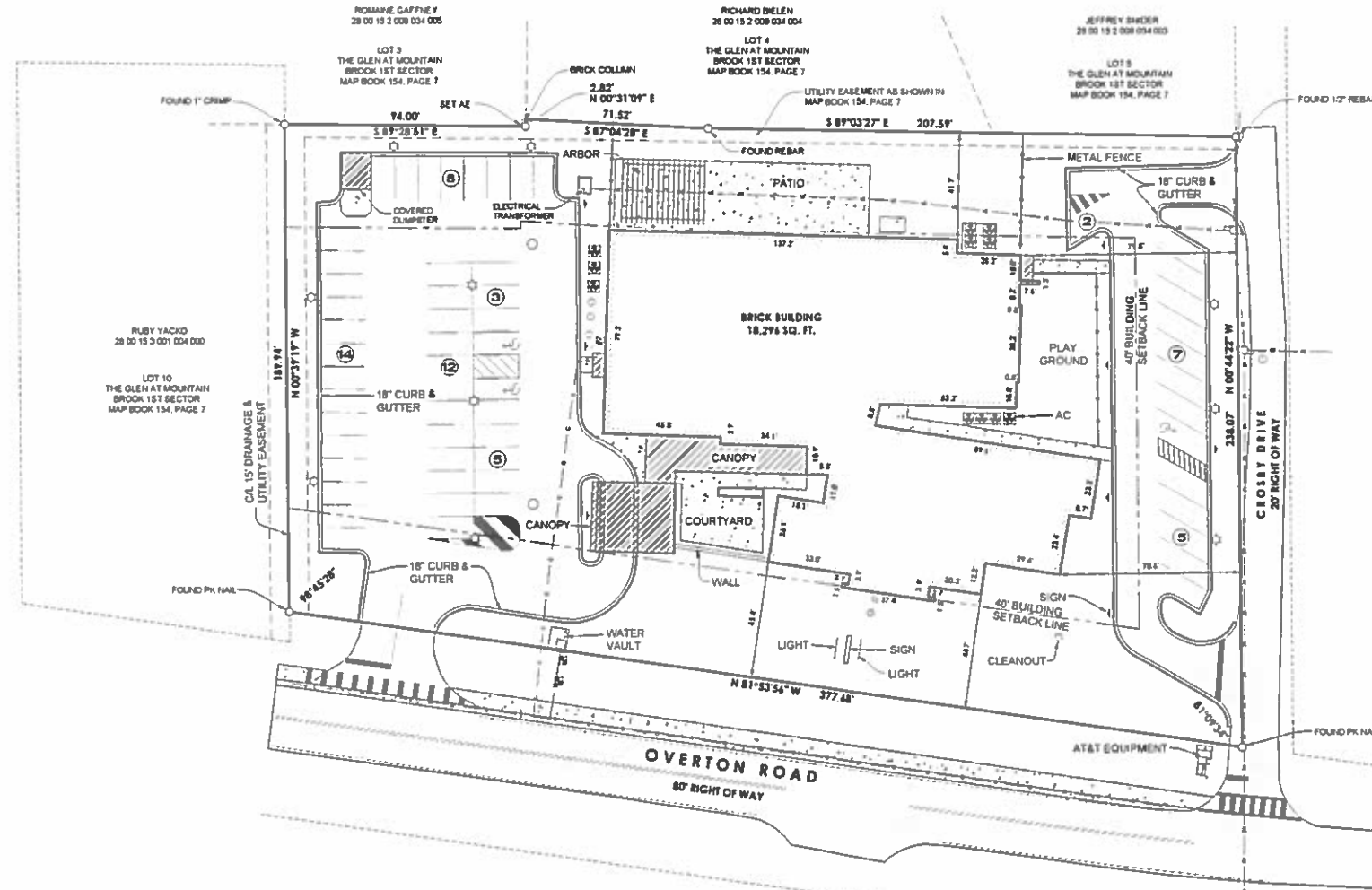
NOTES

1. ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED (DEED=(D), MEASURED=(M), PLAT/RECORDED MAP=(P)).
2. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

UTILITY STATEMENT

THE EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. AN UNDERGROUND UTILITY SURVEY WAS NOT PERFORMED. THIS ENGINEER/SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA PRIOR TO CONSTRUCTION. THIS LOCATION SHALL INCLUDE NOTIFYING ALL UTILITY COMPANIES AND ALABAMA ONE CALL AT 1-800-292-6525. THIS MAY ALSO REQUIRE EXPLORATORY HAND EXCAVATION TO DETERMINE THE EXACT LOCATION OF THE UTILITIES.

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE USED, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE, WITHOUT LIMITATION. ARRINGTON ENGINEERING AND LAND SURVEYING, INC. EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THE SURVEYOR'S CERTIFICATE.
SURVEYOR'S EMAIL ADDRESS: jeff@arringtonengineering.com



NOTES

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED (DEED=(D), MEASURED=(M), RECORD MAP/PLAT=(P), CALCULATED=(C)).
3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valley Brook Road
Birmingham, AL 35244

<p>DRAWING TITLE KNESSETH ISREAL CONGREGATION 3100 OVERTON ROAD MT. BROOK, ALABAMA</p> <p>LOCATION & DESCRIPTION SITUATED IN THE NORTHWEST AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA</p>	<p>DRAWN BY JDA CHECKED BY JDA DATE 11-28-2018 SCALE 1"=30' PARTY CHIEF SCOTTE PROJECT NO. 70556 SHEET 1 OF 1</p>
--	--



Know what's below.
Call before you dig.
Call 2 working days before digging.
It's the Law!

Existing Floor Plan

3100 Overton Road

Assembly Hall
seats 228 at tables
seats 320 in chairs

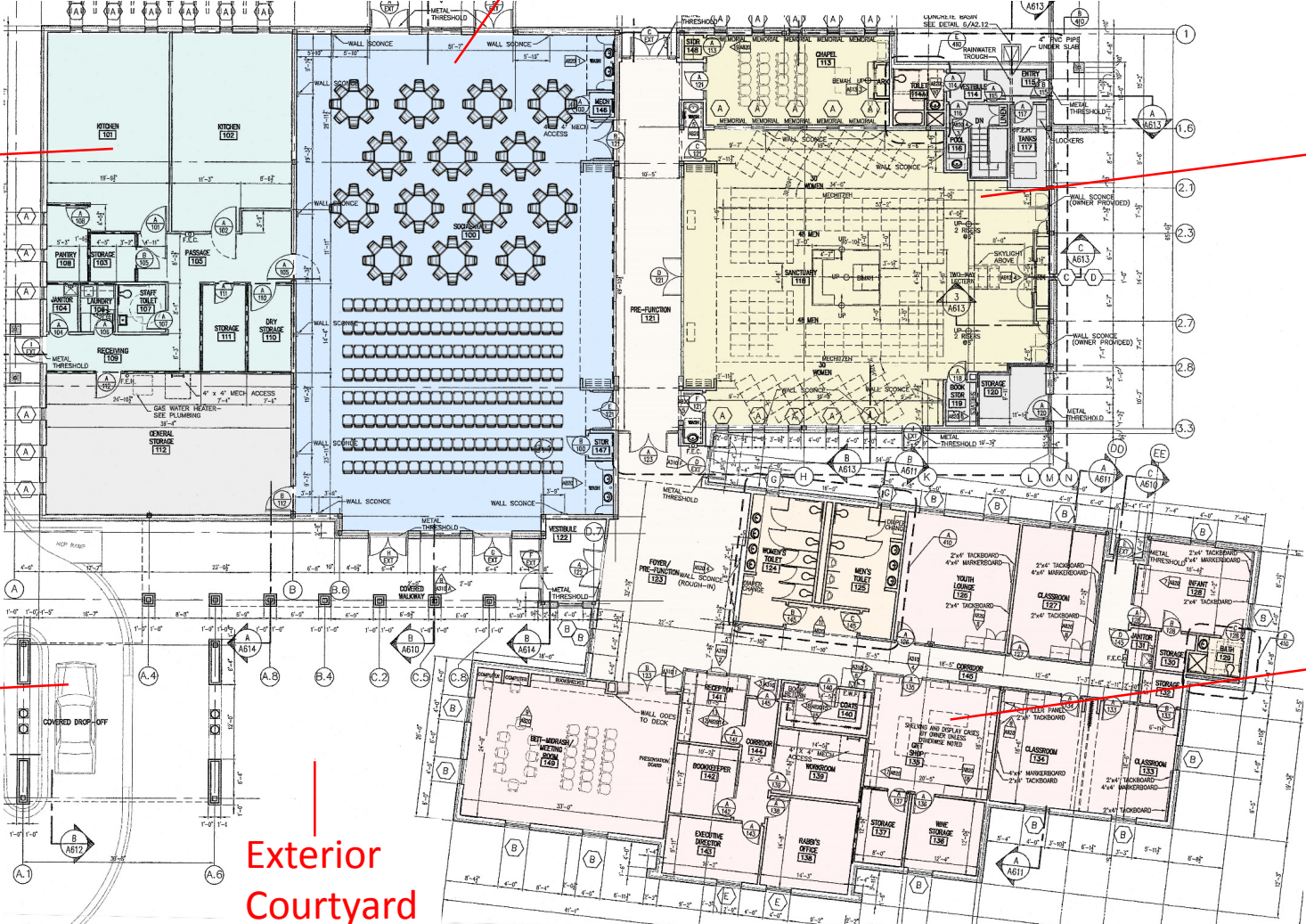
Commercial
Kitchen

Sanctuary
seats 152

Covered
Drop-off

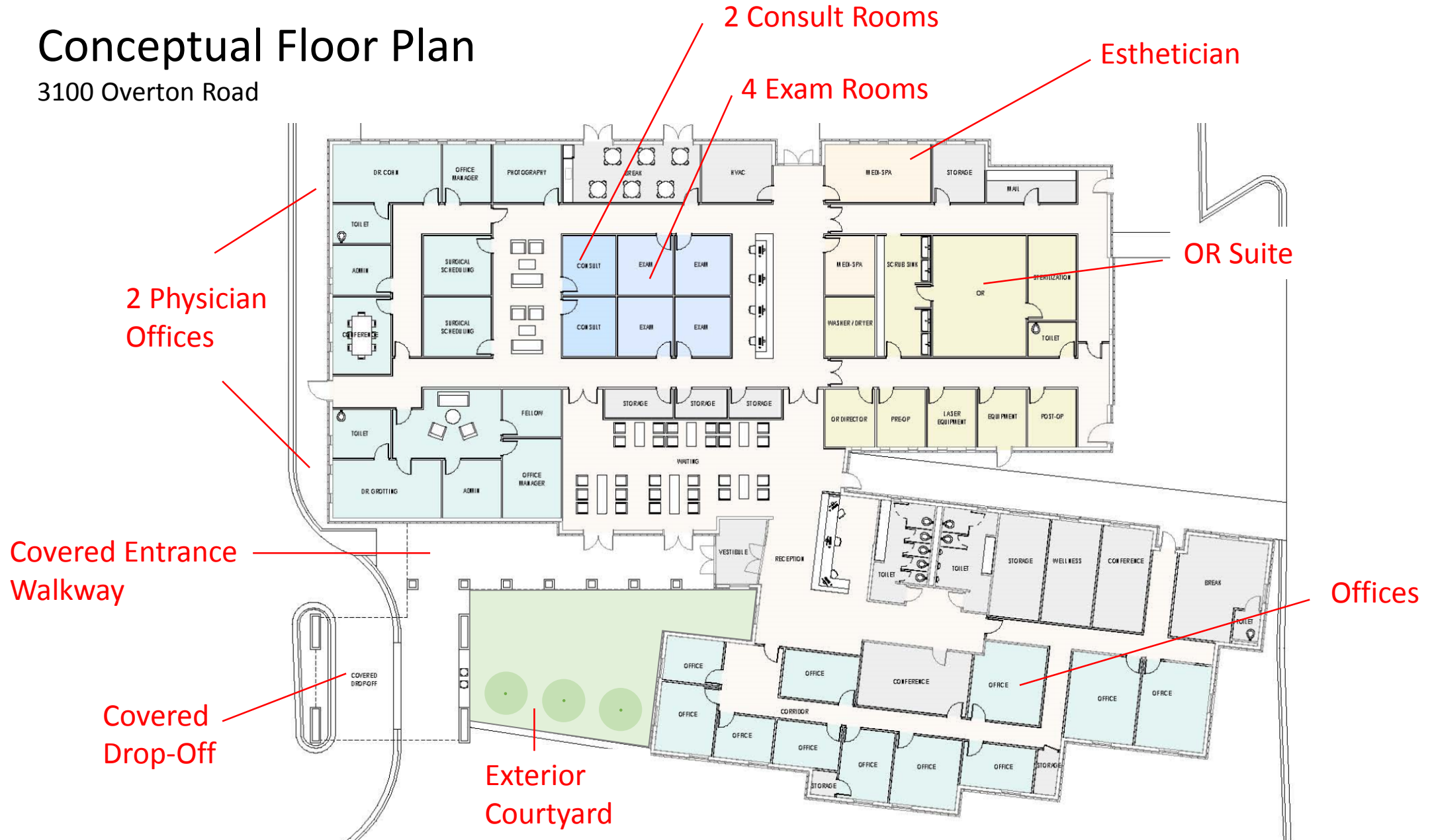
Exterior
Courtyard

Classrooms
seats 50



Conceptual Floor Plan

3100 Overton Road

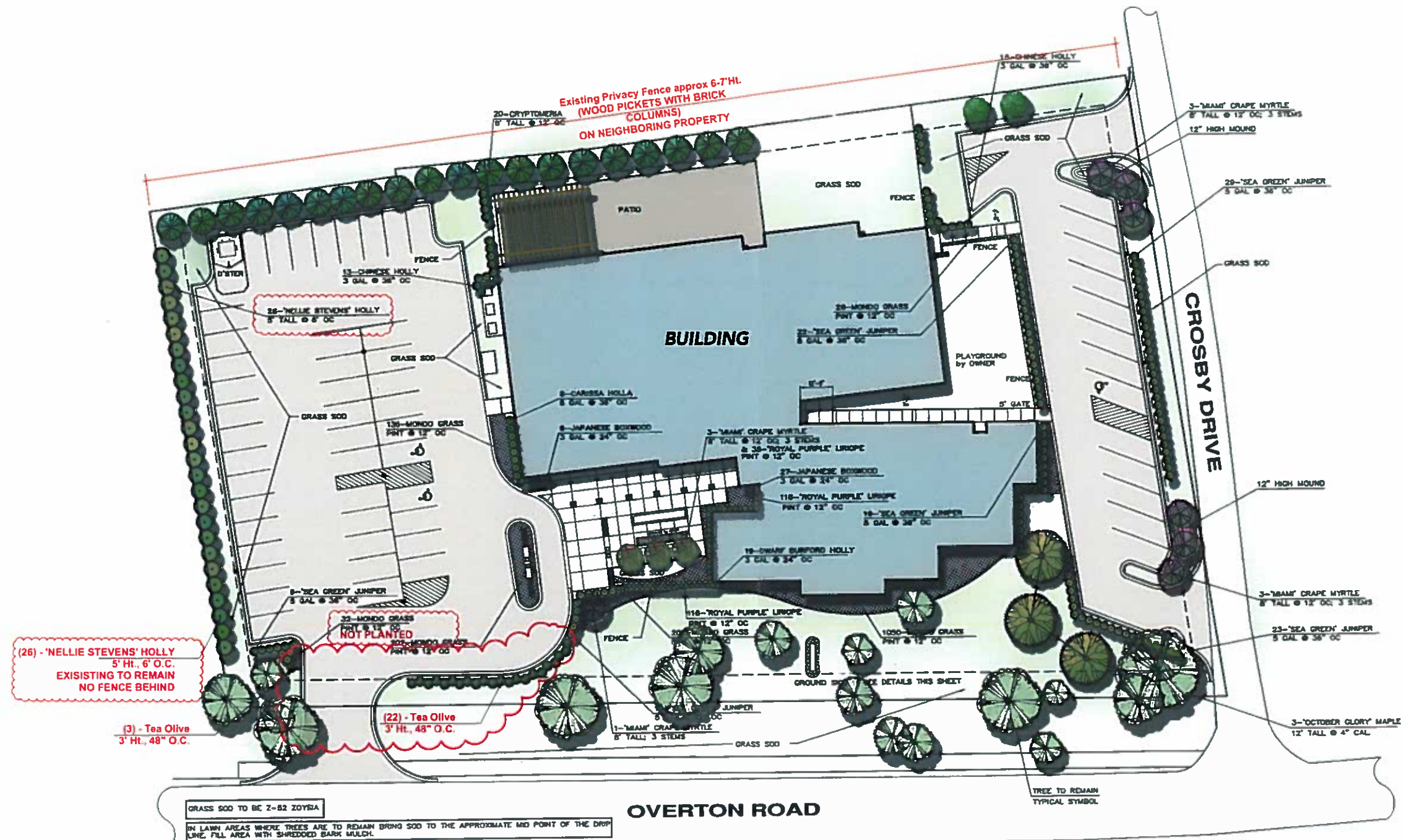


Space Program – Grotting & Cohn Plastic Surgery

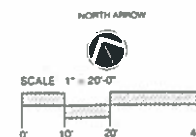
3100 Overton Road

- 1 Operating Room Suite
- 4 Exam Rooms
- 2 Consultant Rooms
- 2 Physician Office
- Staff Office Space (nurse/admin)
- Esthetician
- Staff Break Area
- Waiting / Reception
- Procedure Rooms
 - Photography Room
 - Storage / Equipment

P-19-02



PROPOSED Landscape Planting Plan 3100 Overton Road Mountain Brook, AL



Church / Synagogue Use

Worship	Assembly/Events	Classes	Staff	Total
OCCUPANTS (per building code occupant load)				
152	228 - 320	50	5	435 – 527 people
CARS (1/3 seats for assembly/sanctuary spaces)				
50				60 parking spaces

Professional Office Use

62 Parking Spaces required (1 space per 250 SF)

Grotting & Cohn Traffic Analysis

Day	Patient Visits	Patient Cars / Hour	Office Staff	Total Cars / Hour
Monday (Cohn hospital / Grotting office)	16	2	30	32
Tuesday (Grotting office/Cohn hospital)	28	3.5	30	34
Wednesday (Grotting OR/Cohn patients)	50	6.25	30	37
Thursday (Cohn OR /Grotting patients)	31	3.8	30	34
Friday (closed half day limited patients)	5	.62	30	31
Saturday (closed)	0	0	0	0
Sunday (closed)	0	0	0	0

Total 62 parking spaces in existing parking lot

SKIPPER

CONSULTING INC

3644 Vann Road, Suite 100
 Birmingham, Alabama 35235
 Phone (205) 655-8855 Fax (205) 655-8825

November 19, 2018

Mr. Joel Blackstock, AIA, NCARB
 Williams Blackstock Architects
 2204 1st Avenue South, Suite 200
 Birmingham, AL 35233

Mr. Blackstock;

At your direction, we have undertaken and completed a trip generation comparison for the existing property located along Overton Road and Crosby Drive in Mountain Brook, Alabama. The focus of this assessment is to provide a trip generation comparison between applicable land uses for the subject property. The following paragraphs summarize the trip generation assessment.

The subject property is located along Overton Road adjacent to its intersection with Crosby Drive. The property currently has access to Overton Road and Crosby Drive. The property is currently zoned as Residential A and the most recent land use was a synagogue. A medical office development is being proposed on the subject property which requires a change in zoning to Professional District. It was assumed the existing building (approximately 20,000 square feet) would be re-purposed for the proposed new development land use.


Trip generation estimates were determined for the existing and proposed zoning conditions based on data contained in the Trip Generation Manual, Tenth Edition, as published by the Institute of Transportation Engineers (ITE). Morning and afternoon peak hour trip generation estimates are presented in the following table.

Trip Generation Estimates					
Land Use	Unit	Total AM		Total PM	
		In	Out	In	Out
Synagogue - Previous Use	20,000 sf	30	18	33	25
Medical/Dental Office - Proposed Use	20,000 sf	42	12	20	50

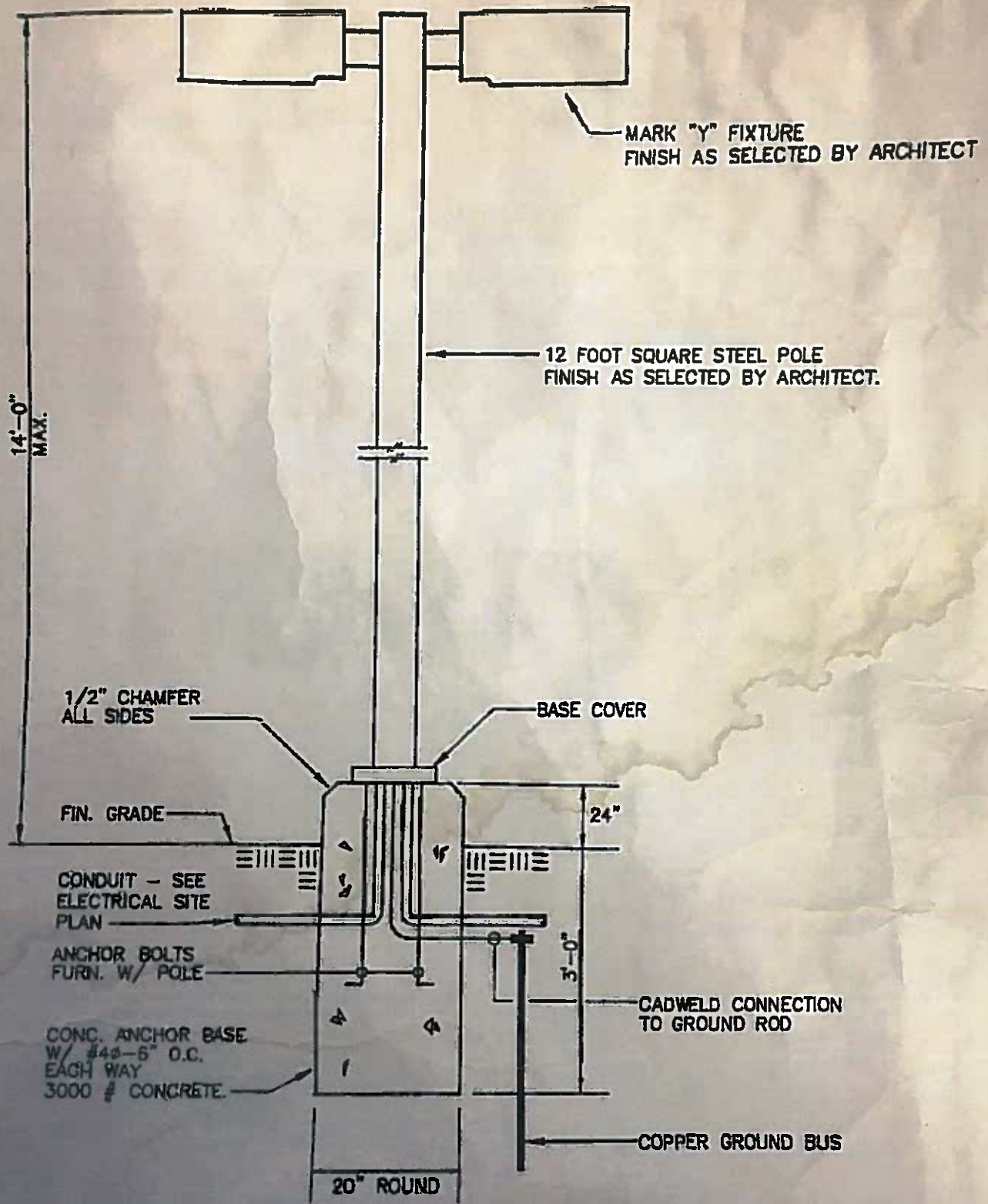
As shown in the table, the previous and proposed land uses would generate comparable peak hour trips. The inbound/outbound ratios would be slightly different, but the overall trips produced for each peak hour would be very similar.

This concludes our trip generation comparison summary. If you have any questions, please contact us.

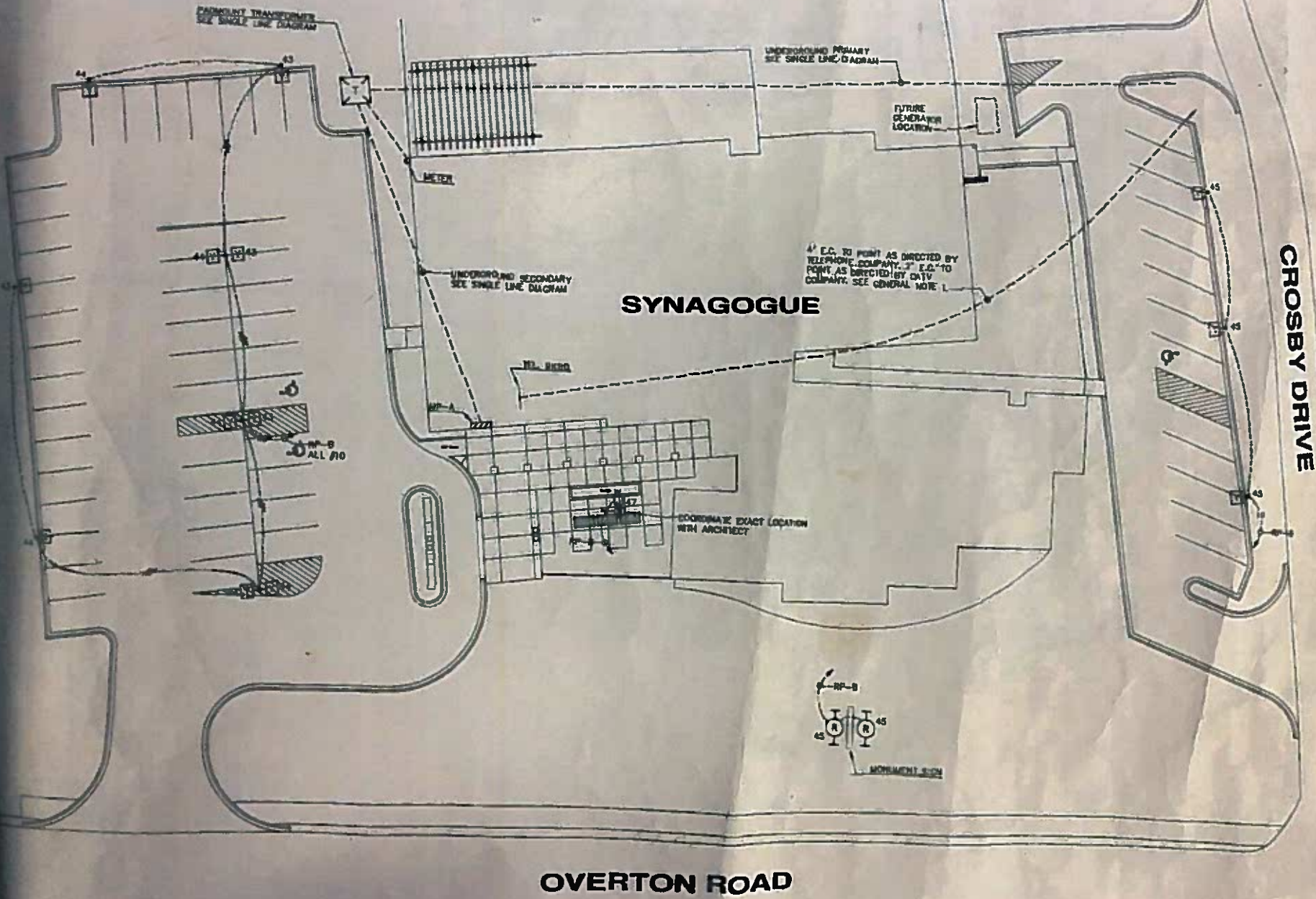
Sincerely,

A handwritten signature in black ink, appearing to read 'Aubrey Long', written in a cursive style.

Aubrey Long, PE
Skipper Consulting, Inc.
205-655-8855



DETAIL "A"
MARK "Y" FIXTURES
SCALE : NONE



SYNAGOGUE

CROSBY DRIVE

OVERTON ROAD

PARKING TRANSFORMER
SEE SINGLE LINE DIAGRAM

UNDERGROUND PRIMARY
SEE SINGLE LINE DIAGRAM

FUTURE GENERATOR
LOCATION

METER

UNDERGROUND SECONDARY
SEE SINGLE LINE DIAGRAM

ALL E.C. TO POINT AS DIRECTED BY
TELEPHONE COMPANY. ALL E.C. TO
POINT AS DIRECTED BY CATV
COMPANY. SEE GENERAL NOTE 1.

TEL. RING

COORDINATE EXACT LOCATION
WITH ARCHITECT

RP-8

MONUMENT SIGN

RP-8
ALL 7/0

44

43

44

45

46

47

45

46

47

Existing Building – 3100 Overton Road



Parched Stucco on Brick – Heights Dermatology



WILLIAMS · BLACKSTOCK
ARCHITECTS

Review of the Mountain Brook, Alabama – Code of Ordinances for the property at 3100 Overton Road

Chapter 129 – ZONING
ARTICLE X. - PROFESSIONAL DISTRICT

Sec. 129-151. - Permitted uses.

The uses permitted in Professional Districts shall be as follows:

- (1) Professional offices;
- (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.

(Ord. No. 1224, 2-26-96; Ord. No. 1427, 8-28-00; Ord. No. 1955 , § 1, 7-12-2016)

Sec. 129-152. - Area and dimensional requirements.

(a) Minimum dimensions of parcel.

- (1) Minimum area of parcel 15,000 SF; actual: 80,057 SF
- (2) Minimum width of parcel at all points 100 feet; actual: 189.93 feet
between the street line and the front setback line

(b) Building limitations.

- (1) Maximum building area 25% of the total area of parcel; actual: 18,248 GSF / 80,057SF = 23%
- (2) Maximum number of stories Two; actual: one plus mechanical mezzanine
- (3) Maximum building height 35 feet; actual: 35 feet

(c) Minimum yards and building setbacks.

- (1) Minimum front yard setback 40 feet; actual: 40 feet
- (2) Minimum rear yard setback 40 feet; actual: 40 feet
- (3) Minimum side yard setback 20 feet; actual: 40 feet

(d) Minimum yards and building setbacks for professional districts which are contiguous to local business districts.
N/A

(Ord. No. 1224, 2-26-96; Ord. No. 1446, 10-23-00)

Sec. 129-153. - Additional requirements and provisions.

(a) Service yards. On any parcel on which a professional office building or private school is hereafter built, the construction of which is started after the effective date of this chapter, there shall be provided a service yard, the size of which shall be sufficient to serve the needs of the occupants of the building or school, and which shall be located at the rear of such office building or school. The service yard shall have access to a street, alley or driveway and shall provide adequate accommodations for the handling of waste and garbage and for the loading and unloading of vehicles. The service yard shall be paved with asphalt or concrete and shall be enclosed with an opaque wall or fence of permanent construction, at least six feet, but not more than eight feet, in height, and designed and constructed so as to conceal the service yard from visibility from outside such wall or fence. The entrance to the service yard shall be screened by a gate constructed of an opaque material, which gate must be at

least six feet, but not more than eight feet, in height. No part of the service yard may be used to satisfy the offstreet parking requirements of this article. Fence height at dumpster – must be 6'-8' tall.

The existing service yard complies with these requirements.

(b) *Building setbacks.* Any professional office or private school, the construction of which is started after the effective date, shall not be located closer to the front lot line than 35 feet, or the front line of the principal structure on any adjacent property located in a residential district, whichever is greater.

We comply with all setbacks.

(Ord. No. 1224, 2-26-96)

Sec. 129-154. - Offstreet parking.

(a) *Generally.* All parking spaces and such attendant driveways and other areas which may be necessary for the maneuvering of motor vehicles shall be arranged so as to provide convenient access to and from a paved street or alley. All parking spaces, driveways and maneuvering areas shall be paved with asphalt or concrete. All such areas shall have adequate storm drainage facilities.

(b) *Parking spaces.*

- | | |
|---|---|
| (1) Minimum number of parking spaces required | (1/250 RSF) 15,420 RSF/250 = 62; <u>actual = 60</u> |
| (2) Minimum size of each parking space | 9' X 18'; <u>actual: 9' X 18'</u> |

(Ord. No. 1224, 2-26-96)

Sec. 129-155. - Exterior lighting.

If artificial illumination is provided for a parking area, it shall be arranged so as to shine and reflect away from any adjacent residential areas and away from any streets adjacent to or near the parcel. No lighting fixtures used for any parking area shall be elevated more than 14 feet above the ground. Each lighting fixture shall be designed and installed so as to direct its beam of light below the horizontal plane of such lighting fixture.

Existing Site Lighting Fixtures are 14 feet tall and direct the light downward.

(Ord. No. 1224, 2-26-96)

Sec. 129-156. - Alternate process for permitting construction of certain nonconforming structures and improvements.

N/A

(Ord. No. 1622, § 1, 1-26-04)



Thomas C. Clark III
DIRECT 205.254.1072
EMAIL tclark@maynardcooper.com

December 12, 2018

Ms. Dana Hazen
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Dear Ms. Hazen:

To our knowledge and based upon our review of Title Commitment No. 11588-33 issued by Maynard, Cooper & Gale, P.C. as agent for Stewart Title Guaranty Company, we confirm that the land described as

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

does not currently appear to be subject to any covenants or restrictions of record except as set forth below:

- Restrictive Covenants contained in that certain document recorded in Book 3233, Page 344, in the Office of the Judge of Probate of Jefferson County, Alabama.

A copy of the aforesaid Restrictive Covenants are attached hereto as Exhibit A.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "TC" followed by a horizontal line.

Thomas C. Clark III

EXHIBIT A
(Restrictive Covenants)

See Attached.

OPR 44-2852-0 Rev. 2

3233 MAR 944

Alabama Power 

Restrictive Covenants

414686

STATE OF ALABAMA)

Jefferson)
COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, the undersigned owners of record of the following described real estate in Jefferson County, Alabama, to wit The Glen at Mountain Brook Subdivision as shown on the plat recorded in Map Book 154 Page 7, in the Office of the Judge of Probate of Jefferson County, Alabama, and

WHEREAS, the said undersigned owners are desirous of establishing or placing the heretofore described subdivision under certain restrictive covenants to insure the use of the property for attractive residential purposes and thereby to secure to each site owner the same advantages insured to other site owners

NOW, THEREFORE, the undersigned owners do hereby adopt the following conditions, restrictions, covenants and limitations which shall apply in their entirety to all lots in the said Subdivision and shall be included as a part of the consideration in transferring and conveying title to any or all of said lots in said subdivision

1. The owners of lots within said subdivision will not erect or grant to any person, firm or corporation the right, license or privilege to erect or use or permit the use of overhead wires, poles, or overhead facilities of any kind for electrical, telephone, or cable television service on said real estate (except such poles and overhead facilities as may be required at those places where distribution facilities enter and leave said subdivision, or existing overhead transmission facilities) Nothing herein shall be construed to prohibit overhead street lighting, or ornamental yard lighting, where serviced by underground wires or cables

2. In order to beautify said subdivision for the benefit of all lot owners and permit Alabama Power Company to install underground electric service to each house in said subdivision for the mutual benefit of all lot owners therein, no owner of any lot within said subdivision will commence construction of any house on any said lot until such owner (1) notifies Alabama Power Company that such construction is proposed, (2) grants in writing to Alabama Power Company such rights and easements as Alabama Power Company requests in connection with its construction, operation, maintenance and removal of underground service lateral of each lot, and (3) otherwise complies with the Rules and Regulations for Underground Residential Distribution on file with and approved by the Alabama Public Service Commission

3. Alabama Power Company, its successors and assigns, will retain title to the underground service lateral and outdoor metering trough serving each said house, and said service entrance facilities provided by Alabama Power Company will not in any way be considered a fixture or fixtures and thereby a part of said real estate, but will remain personal property belonging to Alabama Power Company, its successors and assigns, and will be subject to removal by Alabama Power Company, its successors and assigns, in accordance with applicable Rules and Regulations filed with and approved by the Alabama Public Service Commission

4. These covenants and restrictions touch and concern and benefit the land and shall run with the land and shall be binding on Alabama Power Company, the undersigned, their respective heirs, successors and assigns. Invalidation of any one of the foregoing covenants and restrictions shall in no way affect any other provision contained herein

IN WITNESS WHEREOF, this instrument has been executed this 20 day of March, 19 87

Signature Const. Co. Inc.
Developers
Paul R. ... - Project Mgr.
Developer's Authorized Agent

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, DAVID R. GRESHAM, a Notary Public in and for said

County, in said State, hereby certify that ROCK ROCKWELL whose name as PROJECT MANAGER of

SIGNATURE CONSTRUCTION, INC. a corporation, is signed to the foregoing restrictive covenants, and who is known to me, acknowledged before me on this date that, being informed of the contents of the agreement, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation

Given under my hand and official seal, this the 20 day of MARCH, 19 87

STATE OF ALA. JEFFERSON CO
I CERTIFY THIS INSTRUMENT
WAS FILED ON

David R. Gresham
Notary Public

STATE OF ALABAMA)

_____, COUNTY)
I, _____, Notary Public in and for said County, in said State, hereby certify that

whose name(s) _____, known to me, acknowledge before me on this day that, being informed of the contents of the agreement, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the _____ day of _____, 19 _____

TE Hunt
Ala Power
15 So 20th St
Bham 35233





Notary Public

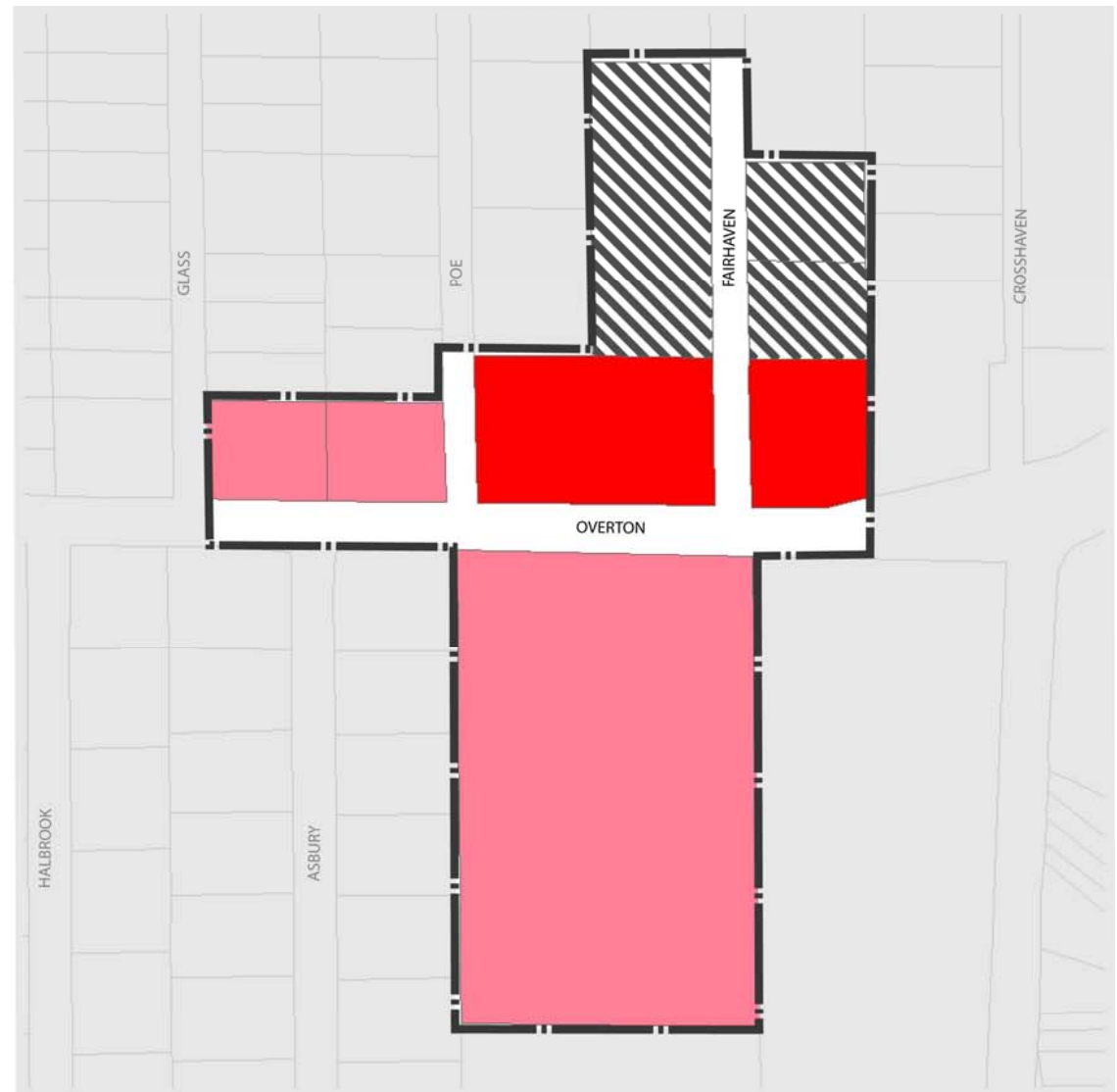
City of MOUNTAIN BROOK

OVERTON VILLAGE

LAND USE POLICY MAP

PROPOSED LAND USE

-  General Commercial
-  General Commercial - Retail Dominant
-  Multi-Use
-  Village Boundary Line



3.0 OVERTON VILLAGE MASTER PLAN

The Overton Village Master Plan is based primarily on the Vision, Value and Goals established through the public participation process. To achieve this Vision, all future development should be arranged and evaluated based upon three key plan components – (1) a future Land Use Policy Map (a plan for regulating use of land and buildings); (2) a Building and Development Regulating Plan (a plan for regulating building types and designs); and a Circulation and Urban Design Plan (a plan to guide coordinated public improvements and private site and building designs). Together these three components reflect a comprehensive approach to development in the Village, and guide the many private and public decisions that occur with new development in the Village.

3.1 VISION

Vision

Gateway and gathering place in Mountain Brook's southern neighborhoods.

Overton Village is a neighborhood village that provides essential services to the nearby residents. Overton Village presents an opportunity to become a modern version of Mountain Brook's traditional village patterns, where neighbors and businesses support one another in building a unique identity for this area.

Values

- Neighborhood businesses that offer key services and meet daily needs for surrounding neighborhoods.
- Gathering spaces that introduce a civic presence to the village.

- A strong community – a good demographic base with the ability to support improvement and change.
- The opportunity to create a unique identity and gateway.
- Convenience and accessibility.

Goals

- Create a village pattern – either at the intersection (node) or through small-scale side streets.
- Promote traffic calming along streets to strengthen pedestrian connections at key intersections.
- Improve connections to adjacent neighborhoods – both enhancing current on-street connections and developing secondary off-street pathways.
- Promote street-front buildings rather than strip centers, including opportunities for mixed-use buildings.
- Improve gateways and civic or green areas throughout the village.
- Explore municipal cooperation with Vestavia Hills – potentially expanding the village pattern and increasing opportunities.
- Create a neighborhood focal point within the village.

3.2 LAND USE POLICY MAP

The Land Use Policy Map is a plan that recommends future uses of land and buildings. It guides future zoning decisions and assists in considering a variety of future regulatory strategies that could implement the physical and policy recommendations of the Master Plan.

The map reflects some of the following general categories which are part of the City's overall land use policy framework. Not all categories are currently represented or recommended in the Village planning area. Where these categories and descriptions differ from the City's overall master plan, the master plan is

specifically amended to include these updated categories and descriptions.



General Commercial – The majority of the city's commercial uses fall into this category. There is an extensive list of uses in the Zoning Regulations. The appropriate building type in or adjacent to the Villages for this category is a low-scale (1 to 3 story) buildings, with street-level storefront designs. The appropriate implementation of this category is the Local Business District as modified by any specific applicable planning and design recommendations for buildings in the village.



General Commercial – Retail Dominant - Land uses in this category are the same as the General Commercial category, except due to the location on key sites and/or streets in the Village, ground-level uses that present a high degree of pedestrian activity are preferred. These are generally retail/restaurant-type uses. The appropriate building type for this category is a low-scale (1 to 3 story) buildings, with street-level storefront designs. The appropriate implementation of this category is the Local Business District as modified by any specific applicable planning and design recommendations for buildings in the Village, and further modified to incorporate policies or regulations to discourage, limit or prohibit ground level service and office uses at these key retail locations.



Office – Land uses in this category include any professional or business office use, regardless if it has a single office on a lot, multiple offices in a single building or multiple buildings in an office park. These uses may range in size depending on location and a variety of building types may be appropriate depending on context. Other compatible uses in this group include municipal buildings, fitness centers, gymnasiums, daycares, restaurants, and laboratories or any other business or service that primarily supports the employment focus. The appropriate implementation of this category is Professional District or Office Park District.



Heavy Commercial – There are only a few occurrences of these kinds of uses in Mountain Brook. This category includes the more intense

commercial uses, such as hotels, large restaurants and fast-food restaurants, which generate a high amount of traffic and rely on a predominantly automobile oriented site design and infrastructure. The appropriate implementation of this category is through the Community Shopping District.



Multi-Use – Land uses in this category utilize buildings designed for a variety of uses – specifically general commercial uses on the ground level, and retail, office or residential uses on the upper levels. This category is generally only appropriate at defined locations in the Village, where the potential for upper level residential uses will not disrupt the primary retail function of the area, and can provide a broader public benefit to the Village as a whole. Multi-story buildings with street-level storefront designs are the appropriate building type for this category. The appropriate implementation of this category is the Local Business District, as modified by any specific applicable planning and design recommendations for buildings in the Village.



Multi-Use – Retail Dominant – Land uses, applicability, and building types in this category are the same as the Multi-Use category, except due to the location on key sites and/or streets in the Village, ground-level uses that present a high degree of pedestrian activity are preferred. These are generally retail/restaurant uses. Multi-story buildings with street-level storefront designs are the appropriate building type for this category. The appropriate implementation of this category is Local Business District, as modified by any specific applicable planning and design recommendations for buildings in the Village, and further modified to incorporate policies or regulations to discourage, limit or prohibit ground level service and office uses.



Low Density Residential – Land uses in this category are primarily intended to be average-size residential lots and/or developments. These lots range from 10,000 square feet up to two acres in size. The majority of lots in this classification are zoned Residence A, Residence B, and Cluster Residential, although this also includes Estate lots that are less than two acres and are adjacent to Residence A



Planning Commission Application PART I

Project Data

Address of Subject Property 4345 Caldwell Mill Road Mountain Brook, AL 35243

Zoning Classification Residential

Name of Property Owner(s) Bradford T. McLane & Amy K. Steiner

Phone Number (202) 731-8515 Email Bradfordt71@gmail.com

Name of Representative Agent (if applicable)
Paul Freeman, Eagle Solar and Light, LLC

Phone Number (205) 202-2208 Email pfreeman@eaglesolarandlight.com

Name of Engineer or Surveyor _____

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.

City of Mountain Brook
Mountain Brook Planning Commission
56 Church Street
Mountain Brook, AL 35213

April 03, 2019

Request Review of Solar Energy Systems Municipal Code 129-292
Mountain Brook Planning Commission Meeting May 6, 2019

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of Solar Panels as part of a Solar Energy System at the following address:

4345 Caldwell Mill Lane Mountain Brook, AL 35243

Owners: Bradford T. McLane and Amy K. Steiner

Scope of Project

Twelve (12) Solar panels will be installed on the south-facing hip of the roof on the existing residential home at 4345 Caldwell Mill Road to generate energy to be consumed on site.

The solar panels and mounting brackets will be installed flush on the roof and will not extend more than 12 inches from the surface of the roof nor extend above the ridgeline.

No part of the roof-mounted Solar Energy System will extend beyond the edge of the roof.

The panels and system are designed to blend into the architecture of the building

No portion of the solar energy system will be visible from any public street.

Any visible electrical lines and conduit will be painted or blended to match the color of the roof.

The solar panels will not exceed the height of the ridge of the roof where they will be located.

Attached:

List of adjoining property owners and their addresses.

Certified copy of Jefferson Co Tax Assessor record of adjoining property owners.

(4 copies) Jefferson Co tax map of property and adjoining parcels

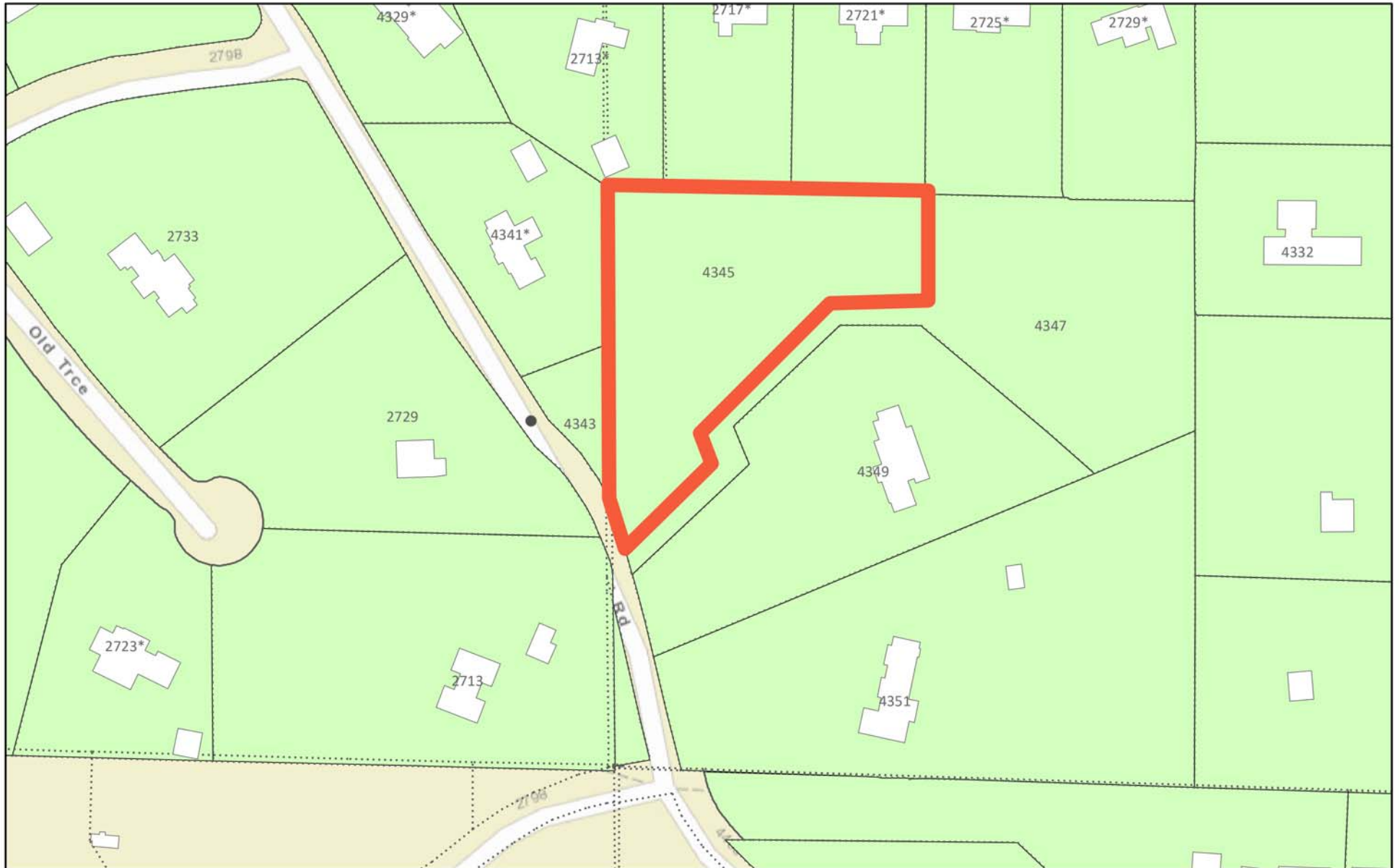
(4 copies) Aerial map/ satellite image of property and adjoining parcels

(4 copies) Photographs of home including view from road.

Questions? Please Contact Paul Freeman, Eagle Solar and Light

(205)-202-2208, pfreeman@eaglesolarandlight.com

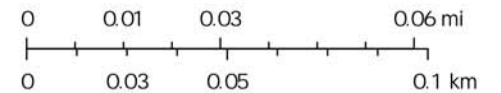
P-19-11 Zoning



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- SiteAddressPoints
- LotLines
- Tax_Parcels
- BuildingFootprints
- 0
- Estate Residence District



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

P-19-11

Petition Summary

Request approval for the installation of an alternative solar energy system consisting of a roof mount array.

Code Provisions

Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

Background

On April 4, 2016, the Planning Commission approved the attached “Guidelines for Planning Commission Review of Solar Energy Systems.” These guidelines are not regulatory but intended for use by the Planning Commission in the review process for alternative solar energy systems.

The applicant in the subject case has included these guidelines in the application and has indicated compliance with each item within said document.

Analysis

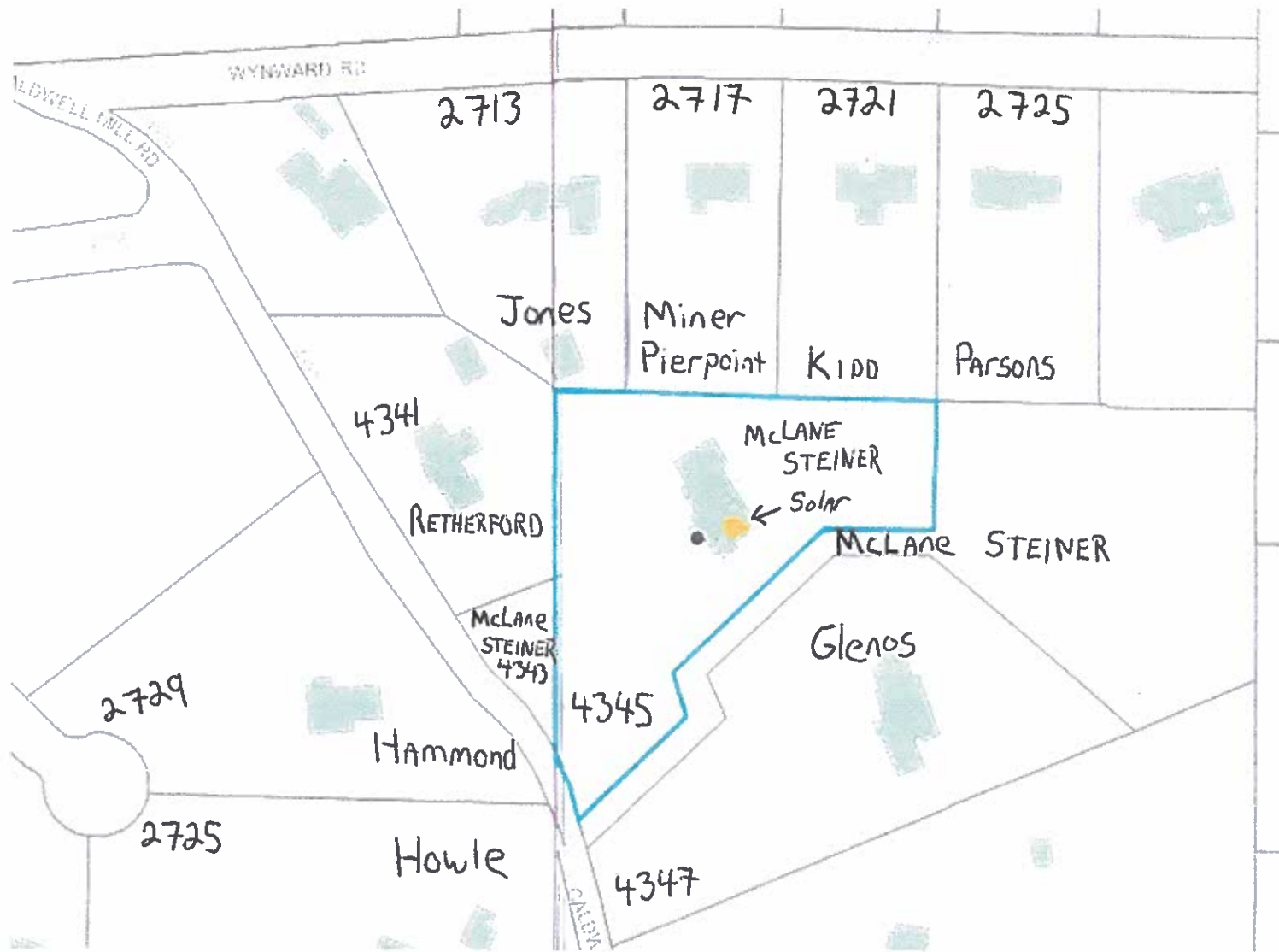
The subject solar panel array is a rooftop array atop a single family residence. The application appears to meet the guidelines established by the Planning Commission. See attached specifications for the proposed system.

Appends

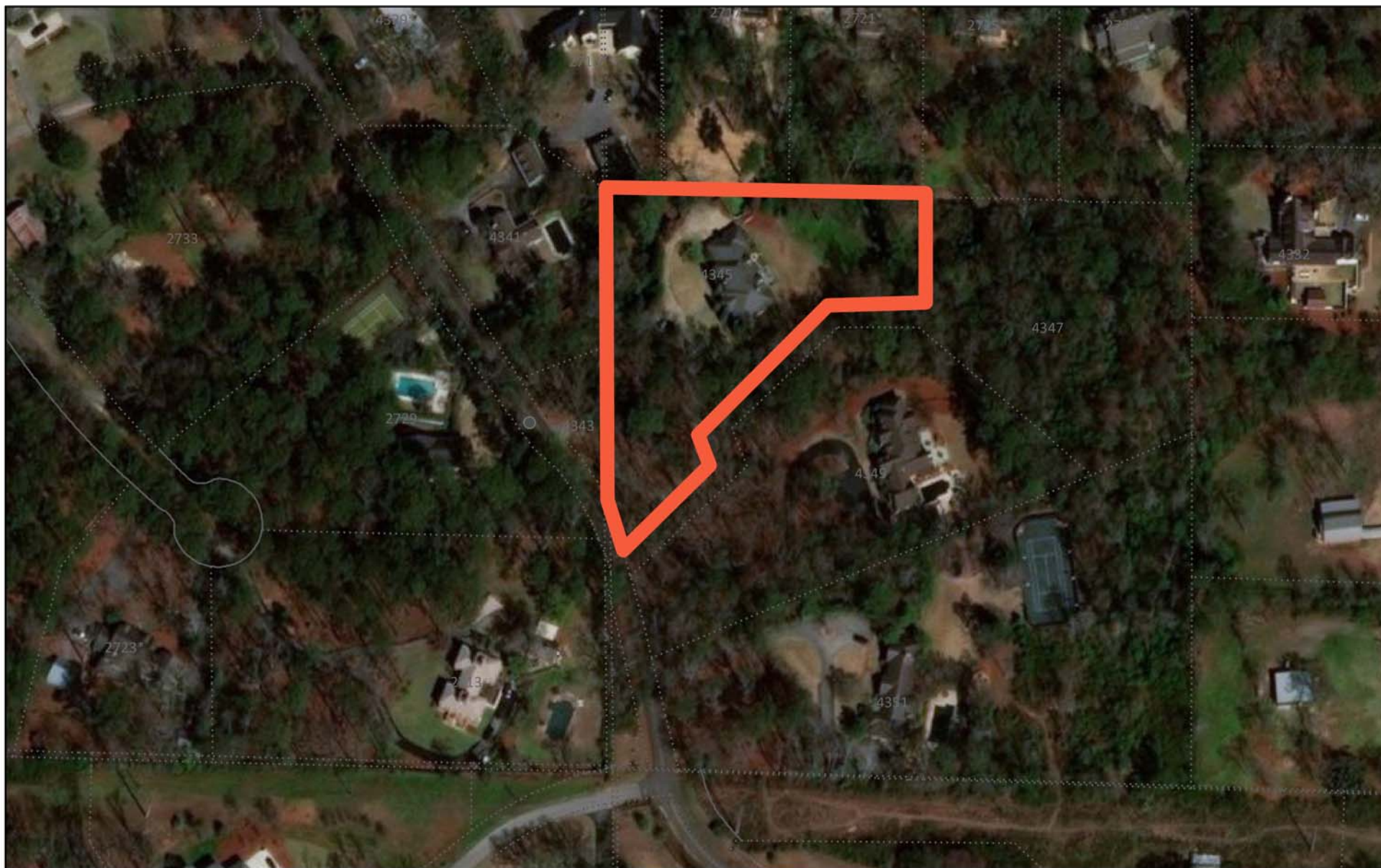
LOCATION: 4345 Caldwell Mill Road

ZONING DISTRICT: Estate

OWNER: Bradford McLane and Amy Steiner



P-19-11 Aerial

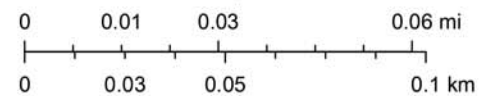


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SiteAddressPoints

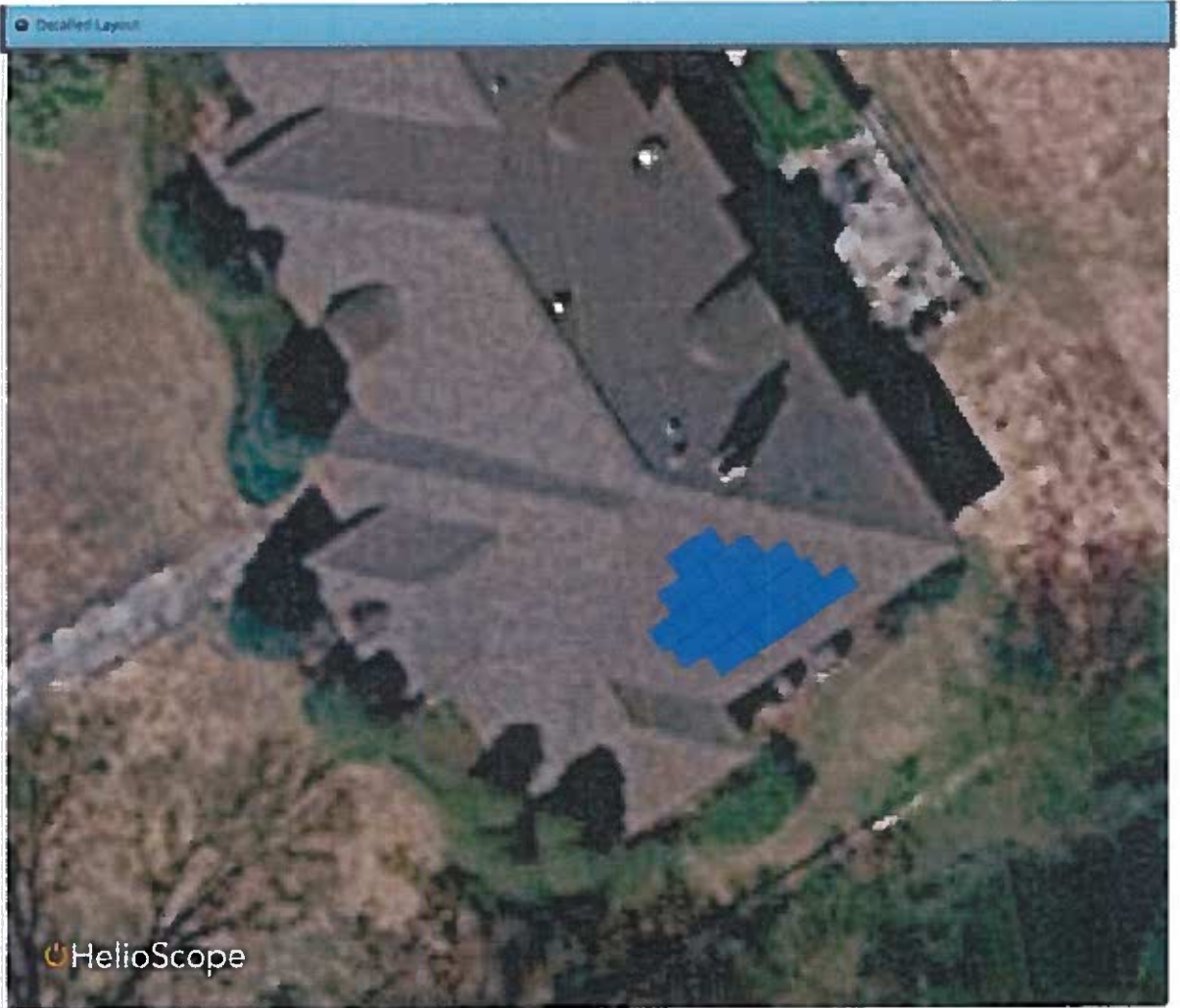
..... LotLines

1:2,257



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |



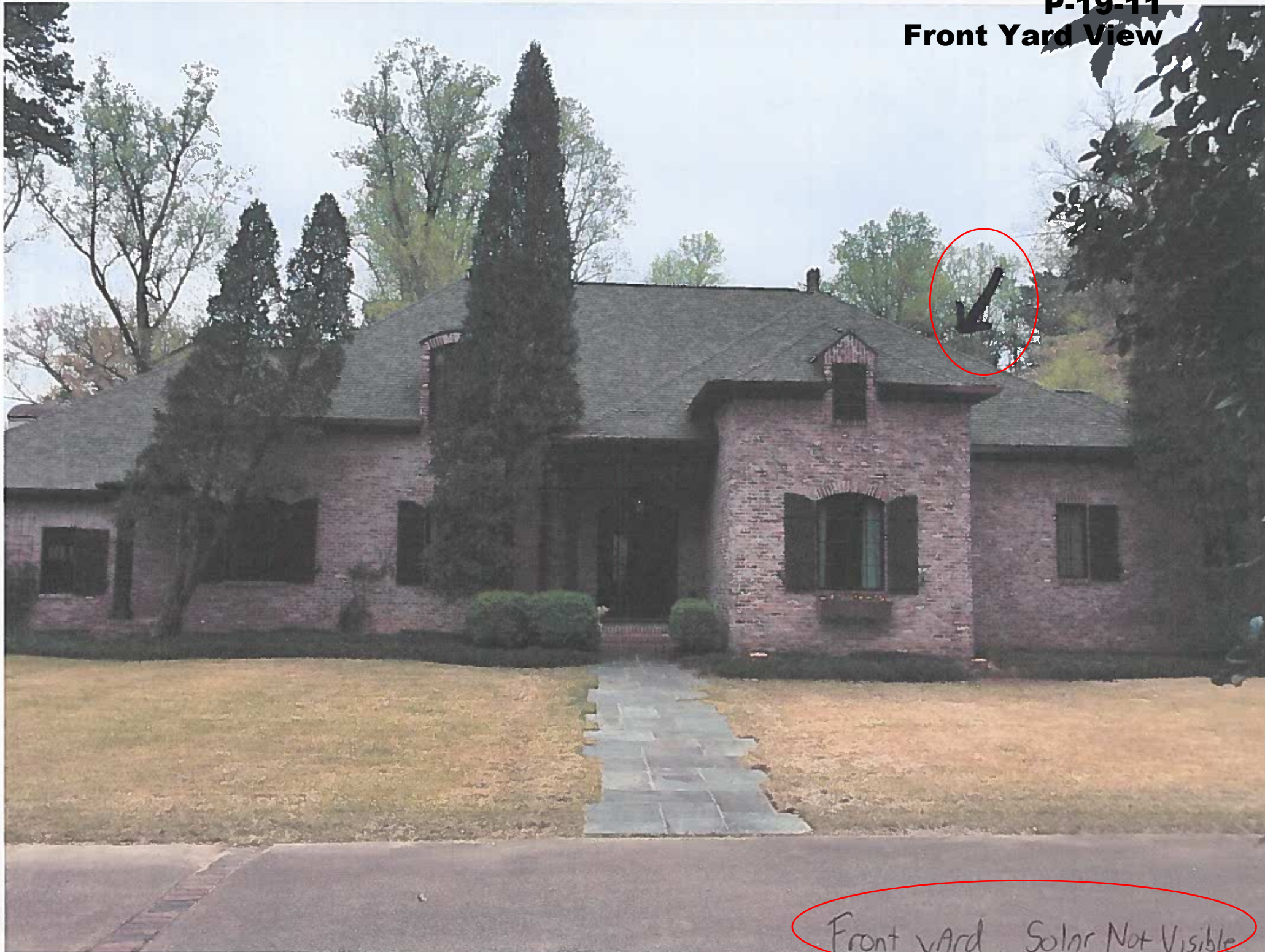
• Detailed Layout

HelioScope

P-19-11
View From Caldwell Mill Rd.

View from Caldwell Mill Road

P-19-11
Front Yard View



Front yard, Solar Not Visible

P-19-11
Back Yard View



Backyard, Solar Not Visible



P-19-11
North Side View

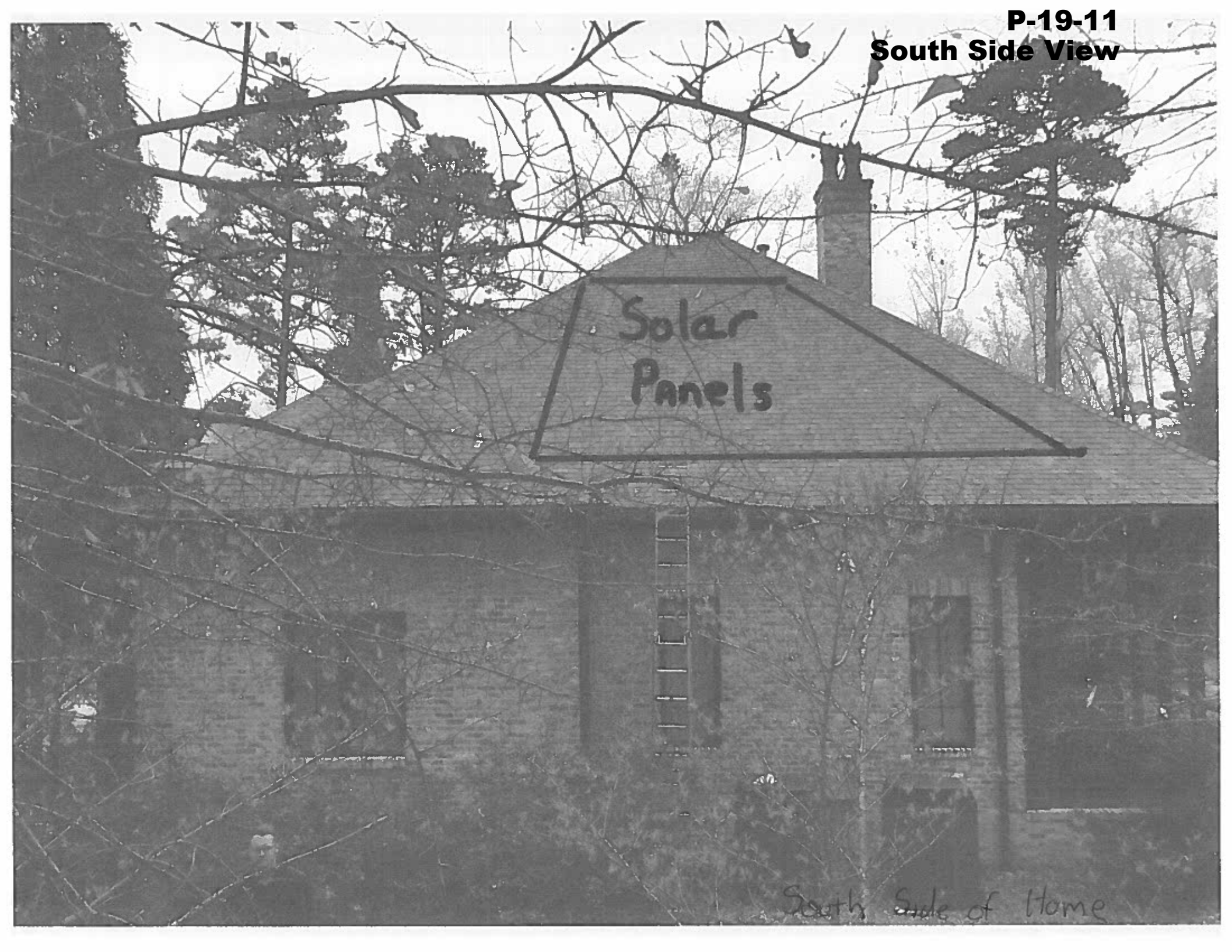


North side, Solar Not Visible

P-19-11
South Side View

Solar
Panels

South Side of Home



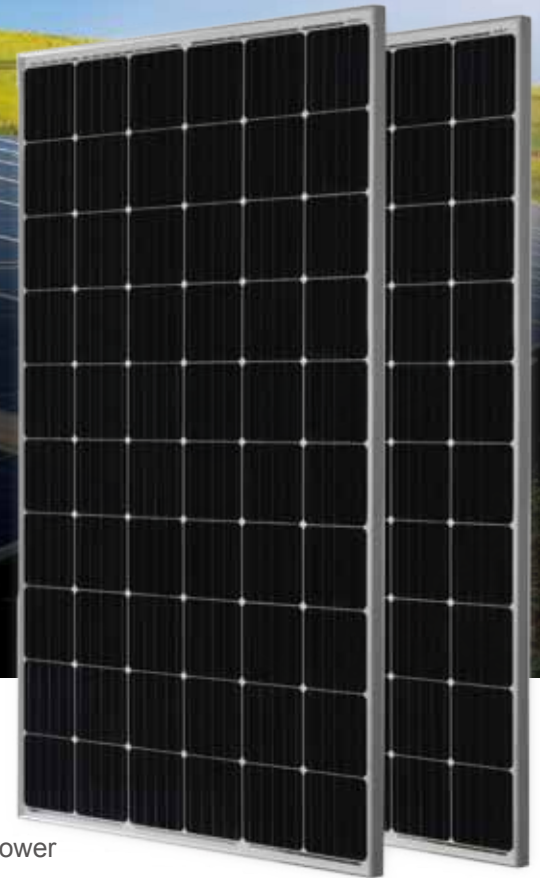


310W PERC Module

JAM60S01 285-310/PR/1000V Series

Introduction

Powered by high-efficiency PERCIUM cells, this series of high-performance modules provides the most cost-effective solution for lowering the LCOE of any PV systems large or small.



5 busbar solar cell design



Higher output power



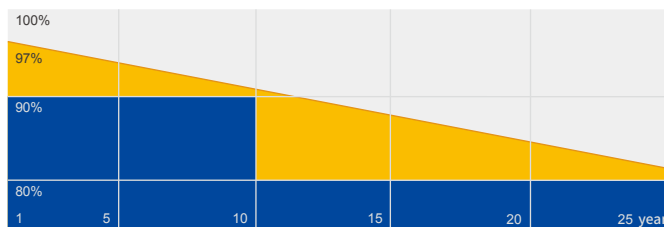
Excellent low-light performance



Lower temperature coefficient

Superior Warranty

- 12-year product warranty
- 25-year linear power output warranty



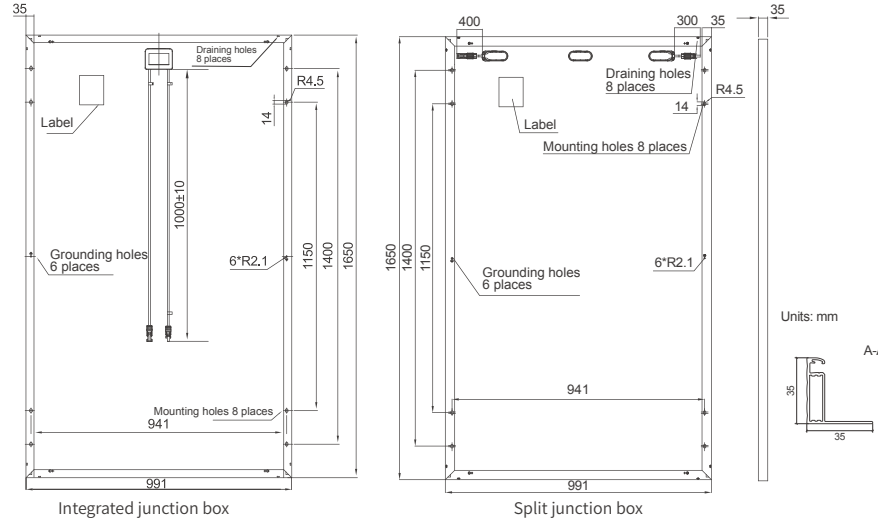
■ JA Linear Power Warranty ■ Industry Warranty

Comprehensive Certificates

- IEC 61215, IEC 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- OHSAS 18001: 2007 Occupational health and safety management systems



MECHANICAL DIAGRAMS



SPECIFICATIONS

Cell	Mono
Weight	18.2kg±3%
Dimensions	1650mm×991mm×35mm
Cable Cross Section Size	4mm ²
No. of cells	60(6x10)
Connector	PV-ZH202 PV-KBT4/6II(female),PV-KST4/6II(male) QC4.10 Helios H4 H4 UTX
Country of Manufacturer	China/Vietnam

Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM60S01-285/PR /1000V	JAM60S01-290/PR /1000V	JAM60S01-295/PR /1000V	JAM60S01-300/PR /1000V	JAM60S01-305/PR /1000V	JAM60S01-310/PR /1000V
Rated Maximum Power(Pmax) [W]	285	290	295	300	305	310
Open Circuit Voltage(Voc) [V]	39.25	39.46	39.64	39.85	40.05	40.30
Maximum Power Voltage(Vmp) [V]	31.70	31.80	32.03	32.26	32.57	32.84
Short Circuit Current(Isc) [A]	9.46	9.57	9.66	9.75	9.85	9.91
Maximum Power Current(Imp) [A]	8.99	9.12	9.21	9.30	9.37	9.44
Module Efficiency [%]	17.4	17.7	18.0	18.3	18.7	19.0
Power Tolerance	0~+5W					
Temperature Coefficient of Isc(α _{Isc})	+0.060%/°C					
Temperature Coefficient of Voc(β _{Voc})	-0.300%/°C					
Temperature Coefficient of Pmax(γ _{Pmp})	-0.380%/°C					
STC	Irradiance 1000W/m ² , cell temperature 25°C, AM1.5G					

Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.They only serve for comparison among different module types.

ELECTRICAL PARAMETERS AT NOCT

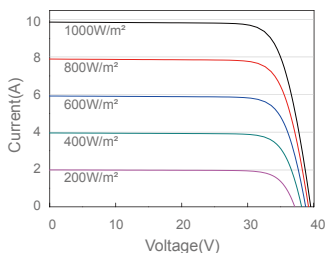
TYPE	JAM60S01-285/PR/1000V	JAM60S01-290/PR/1000V	JAM60S01-295/PR/1000V	JAM60S01-300/PR/1000V	JAM60S01-305/PR/1000V	JAM60S01-310/PR/1000V
Rated Max Power(Pmax) [W]	209	213	217	221	224	228
Open Circuit Voltage(Voc) [V]	36.11	36.34	36.57	36.75	36.95	37.15
Max Power Voltage(Vmp) [V]	29.37	29.56	29.63	29.69	29.90	30.18
Short Circuit Current(Isc) [A]	7.53	7.61	7.69	7.78	7.86	7.93
Max Power Current(Imp) [A]	7.13	7.21	7.32	7.43	7.50	7.55
NOCT	Irradiance 800W/m ² , ambient temperature 20°C, wind speed 1m/s, AM1.5G					

OPERATING CONDITIONS

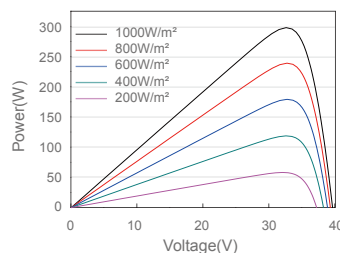
Maximum System Voltage	1000V DC(IEC)
Operating Temperature	-40°C~+85°C
Maximum Series Fuse	20A
Maximum Static Load,Front	3600Pa, 1.5
Maximum Static Load,Back	1600Pa, 1.5
NOCT	45±2°C
Application Class	Class A

CHARACTERISTICS

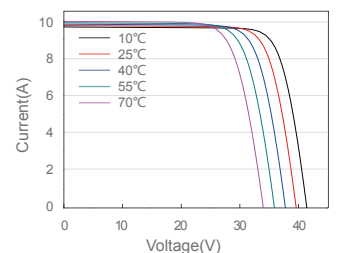
Current-Voltage Curve JAM60S01-300/PR/1000V



Power-Voltage Curve JAM60S01-300/PR/1000V



Current-Voltage Curve JAM60S01-300/PR/1000V



City of Mountain Brook

Guidelines for Planning Commission Review of Solar Energy Systems

Whereas Section 129-292 of the Municipal Code allows the installation in or upon a parcel located within any zoning district, such equipment and minor structures and improvements incidental to the provision and distribution of gas, electricity, water and similar services as may be approved by the planning commission; which approval shall be subject to such conditions, if any, which the planning commission may require to promote the purposes of Chapter 129 of the Municipal Code; and

Whereas the planning commission has determined that it is desirable for the City to permit and regulate the use of solar energy in the City of Mountain Brook; and

Whereas the planning commission has determined that the use and regulation of solar energy systems in the City will reduce the need for additional electrical generation and distribution and tend to reduce atmospheric pollution that are considered harmful to the environment; and

Whereas the planning commission recognizes that the purpose of regulating solar energy systems is to provide for appropriate locations for solar energy systems, to ensure compatibility with surrounding uses, and to promote safe and effective use of solar energy to increase opportunities for generation of renewable energy.

Therefore the following are guidelines to be used by the Planning Commission when approval of an application for a solar energy system has been requested:

Definitions:

Solar Energy System (SES). An energy system which converts solar energy to usable thermal, mechanical, chemical or electrical energy to meet all or a portion of the energy requirements of a principal building or an associated accessory structure.

Solar Energy Equipment (SEE). Items including but not limited to solar panels, lines, pumps, batteries, mounting brackets, framing and/or foundation used for or intended to be used for the collection of solar energy in connection with a building on residential, municipal or commercial properties. Solar energy equipment and its use are accessory to the principal use of the property.

Solar Energy Systems, generally.

- 1) SES shall not be commercial operations and are prohibited as a principal use. The main purpose of the SES may not be to generate energy for sale back to the energy grid rather than being consumed on site.
- 2) Abandoned or inactive SES, within twelve (12) months of the cessation of operations, shall be removed by the property owner.

Roof Mounted Solar Energy Systems

- 1) The placement of SES on roofs of principal buildings is preferred and encouraged.
- 2) For pitched, hipped or gambrel roofs, roof mounted SES shall not be more than twelve (12) inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The twelve (12) is measured from the upper side of the solar panel.
- 3) For flat roofs or the horizontal portion of mansard roofs, roof mounted SES may extend up to five (5) feet above the highest point of the roof.
- 4) In no instance shall any part of a roof mounted SES extend beyond the edge of the roof.
- 5) Roof mounted SES shall be designed to blend into the architecture of the building.
- 6) No portion of the SES shall be visible from any public street.
- 7) All exterior plumbing and electrical lines must be painted and/or coated to match the color of adjacent roofing material and walls.
- 8) Roof Mounted SES shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning regulations, and may not exceed the height of the ridge of the roof on which it is located.

Ground Mounted Solar Energy Systems

- 1) Ground mounted SES and SEE shall be considered accessory structures and shall be governed in accordance with Section 129-314 of the Municipal Code of the City of Mountain Brook.
- 2) Ground mounted SES shall be of permanent installation and shall not be portable in nature.
- 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 properties.
- 4) No portion of the SES shall be visible from any public street.



Planning Commission Application PART I

Project Data

Address of Subject Property 2701 CANTERBURY RD.

Zoning Classification RES A

Name of Property Owner(s) ANDREW CAMPBELL

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205 942 0086 Email RAY@WEYGANDSURVEYOR.COM

Name of Engineer or Surveyor WEYGAND SURVEYORS

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-19-12 Zoning



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- SiteAddressPoints
- LotLines
- Tax_Parcels
- BuildingFootprints
- Residence A District
- Recreation District

P-19-12

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **May be approved as a final plat.**
- ✓ Meets the Zoning Regulations for the Res-A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Campbell Canterbury Road Resurvey

CURRENT ZONING: Residence A

OWNER: Andrew Campbell

LOCATION: 2701 Canterbury Road

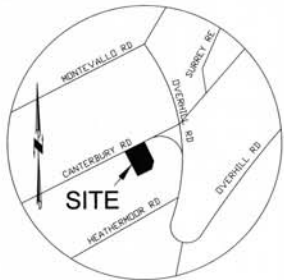
P-19-12

CAMPBELL CANTERBURY ROAD RESURVEY

DATE: MARCH 2019

SCALE: 1"=20'

- LEGEND**
- SQ. FT. SQUARE FEET
 - AC. ACRES
 - Δ MORE OR LESS
 - Δ DELTA ANGLE
 - ∠ 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



BEING A RESURVEY OF LOT 155 AND WEST HALF 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 SW ¼ OF NE ¼ SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
 Roy Weygand, Reg. L.S. #24973
 169 Oxmoor Road, Homewood, AL 35209
 Phone: (205) 942-0086 Fax: (205) 942-0087



STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Andy Campbell, Owner, hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, that this plot or map is a true and correct plot or map of land shown therein and known or to be known as CAMPBELL CANTERBURY ROAD RESURVEY, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the map of Mountain Brook Estates Country Club Sector (Map Book 17, Page 49) and to government survey of Sections 8, Township 18 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plot or map. I, Roy 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 to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands, and that the same is not subject to any mortgage. Said owner agrees that the City of Birmingham may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Birmingham as agent for the purpose of filing said plot or map, together with this instrument, for record, and certifies that we have full authority to execute this instrument and map.

In Witness Whereof, we have hereunto set our hands this _____ day of _____, 2019.

By: _____ Roy Weygand
 Reg. L.S. #24973

By: _____ Andy Campbell - Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State hereby certify that Roy 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 _____, 2019.

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 Andy Campbell, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2019.

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 _____ Date: _____

NOTES:
 ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED 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.

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557-H, DATED SEPTEMBER 3, 2010.

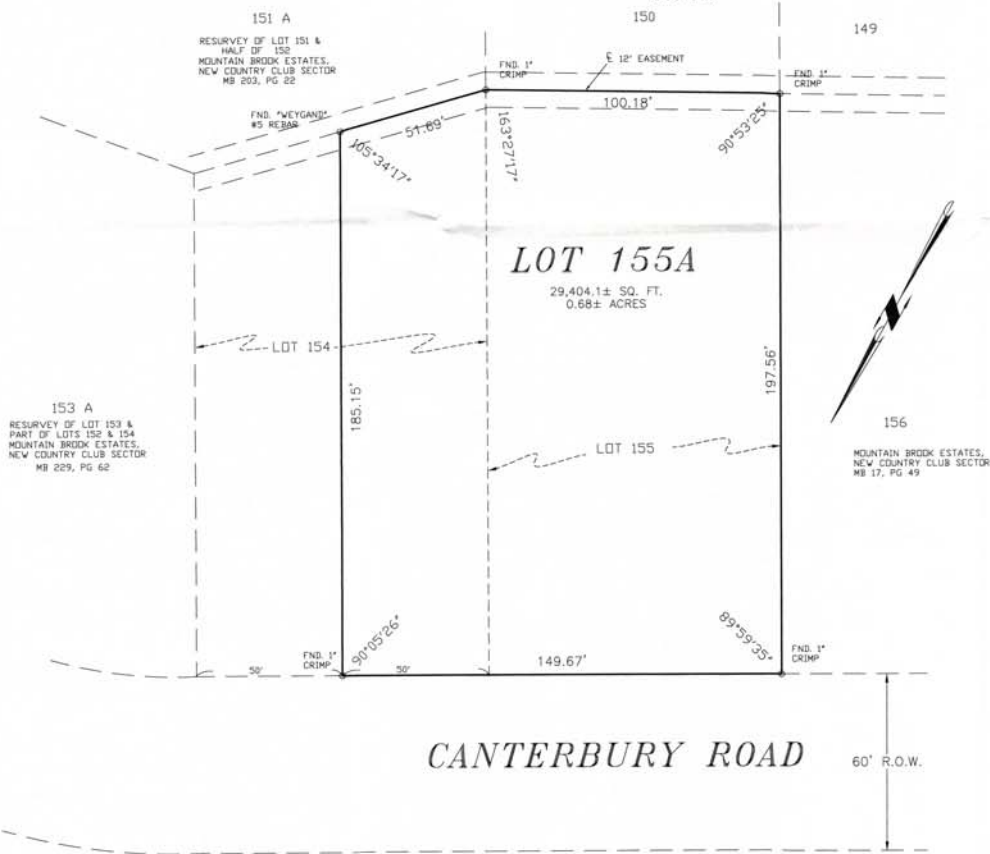
MOUNTAIN BROOK ESTATES,
 NEW COUNTRY CLUB SECTOR
 MB 17, PG 49

151 A
 RESURVEY OF LOT 151 &
 HALF OF LOT 152
 MOUNTAIN BROOK ESTATES,
 NEW COUNTRY CLUB SECTOR
 MB 203, PG 22

153 A
 RESURVEY OF LOT 153 &
 PART OF LOTS 152 & 154
 MOUNTAIN BROOK ESTATES,
 NEW COUNTRY CLUB SECTOR
 MB 229, PG 62

LOT 155A

29,404.1± SQ. FT.
 0.68± ACRES



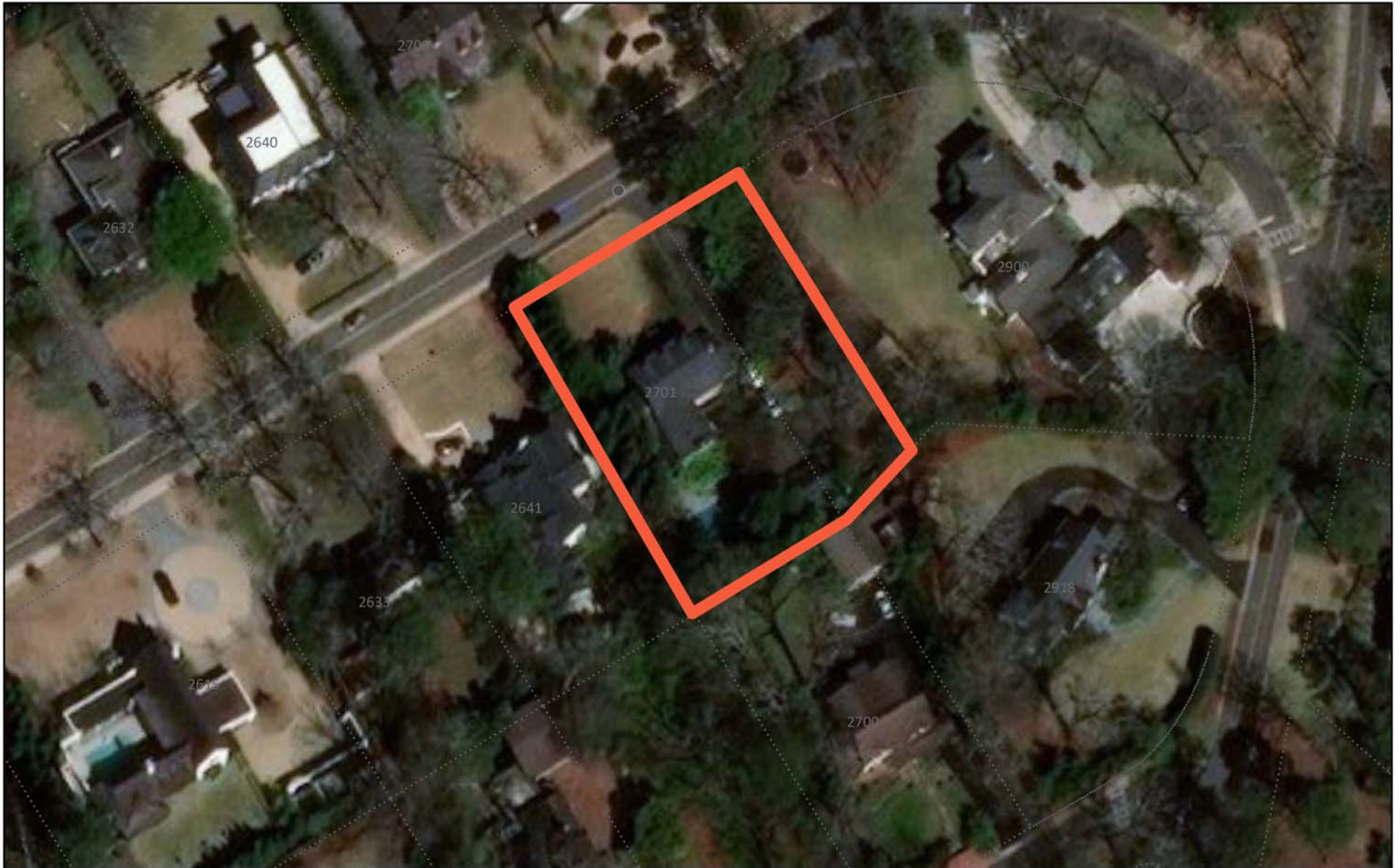
CANTERBURY ROAD

60' R.O.W.

ZONED RESIDENCE A

SETBACKS:
 40' FRONT
 40' REAR
 15' SIDES

P-19-12 Aerial

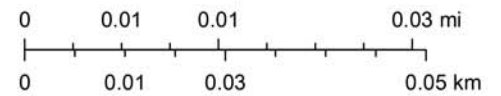


5/1/2019, 3:58:41 PM

SiteAddressPoints

..... LotLines

1:1,128



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |



Planning Commission Application
PART I

Project Data

Address of Subject Property 112 AZALEA RD

Zoning Classification RES B

Name of Property Owner(s) RICHARD KEER

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205.942.0086 Email RAY@WEYGANDSURVEYOR.COM

Name of Engineer or Surveyor WEYGAND SURVEYORS

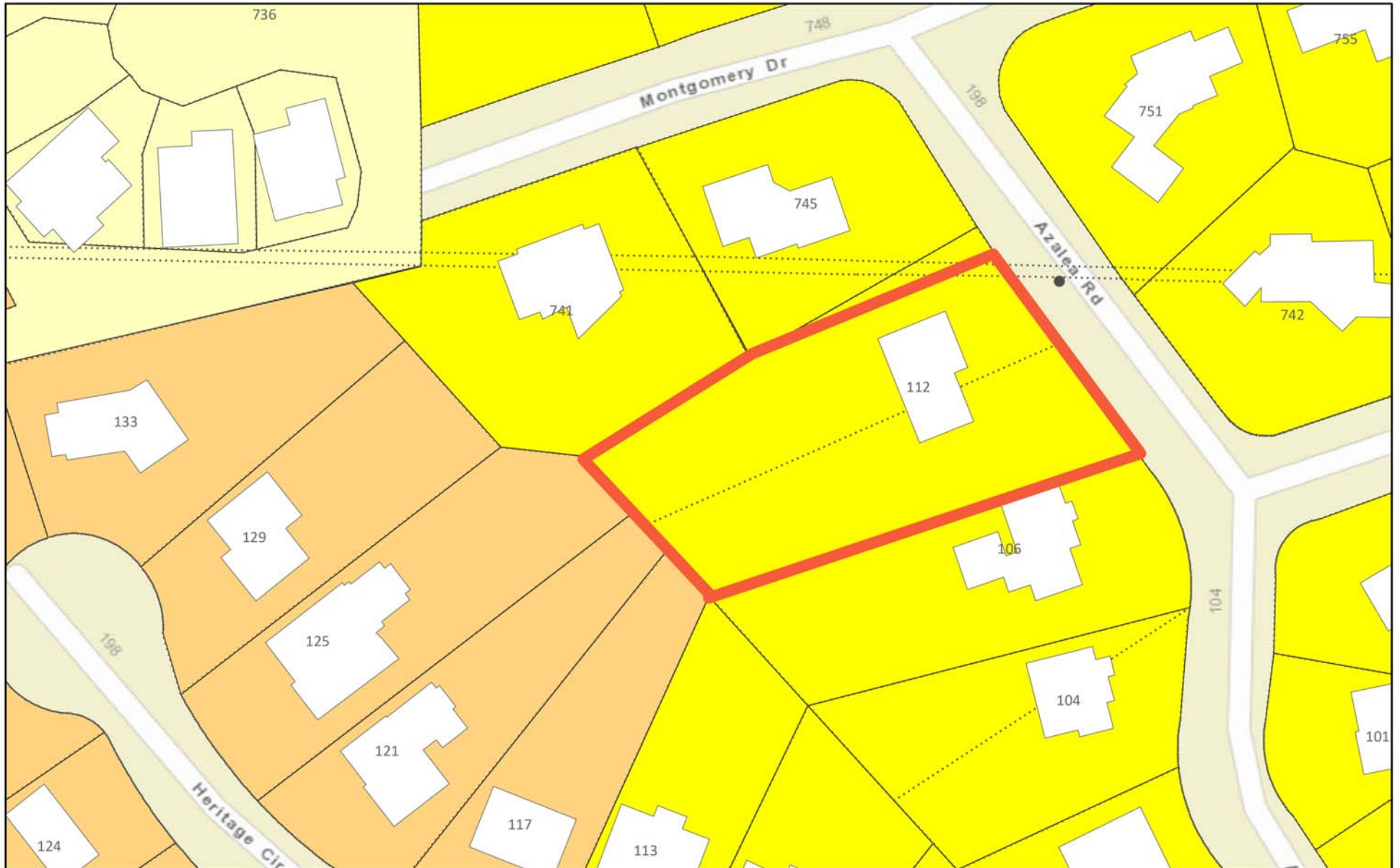
Phone Number _____ Email _____

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.

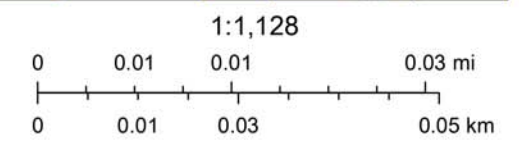
P-19-13 Zoning



5/1/2019, 4:23:40 PM

SiteAddressPoints LotLines Tax_Parcels
BuildingFootprints 0
Residence A District

Residence B District
Residence C District



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

P-19-13

Resurvey in existing Residence B zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **May be approved as a final plat;** the following correction for the final plat are required by the Subdivision Regulations, and **is suggested as a conditions of approval:**

1) revise title by changing Lot “3” to Lot “1”

- ✓ Meets the Zoning Regulations for the Residence B district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Resurvey of Lot 1 and Part of 2, Block 3 of Bentley Hills Third Sector

CURRENT ZONING: Residence B

OWNER: Richard Kerr

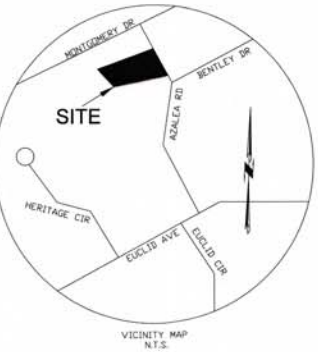
LOCATION: 112 Azalea Road

P-19-13

2019-13

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



RESURVEY OF LOT 3 & PART OF 2, BLOCK 3 OF BENTLEY HILLS THIRD SECTOR

SCALE: 1"=20'

AS RECORDED IN MAP BOOK 33, PAGE 18 IN THE OFFICE OF
THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

DATE: APRIL 2019

SITUATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087



TATE OF ALABAMA
JEFFERSON COUNTY)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Richard Kerr, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner. That this plat or map is a true and correct plat or map of land shown therein and known or to be known as RESURVEY OF LOT 3 & PART OF 2, BLOCK 3 OF BENTLEY HILLS THIRD SECTOR, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the map of Bentley Hills Third Sector (Map Book 33, Page 18) and to government survey of Sections 33, Township 17 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. 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 to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands, and that the same is not subject to any mortgage. Said owner agrees that the City of Birmingham may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Birmingham as agent for the purpose of filing said plat or map, together with this instrument, for record, and certifies that we have full authority to execute this instrument and map.

In Witness Whereof, we have hereunto set our hands this ____ day of _____, 2019.

By: _____
Ray Weygand

By: _____
Richard Kerr - Owner

TATE 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 _____, 2019.

By: _____
Notary Public - My commission expires: _____

TATE OF ALABAMA
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Richard Kerr, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2019.

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 _____ Date: _____

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED 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.

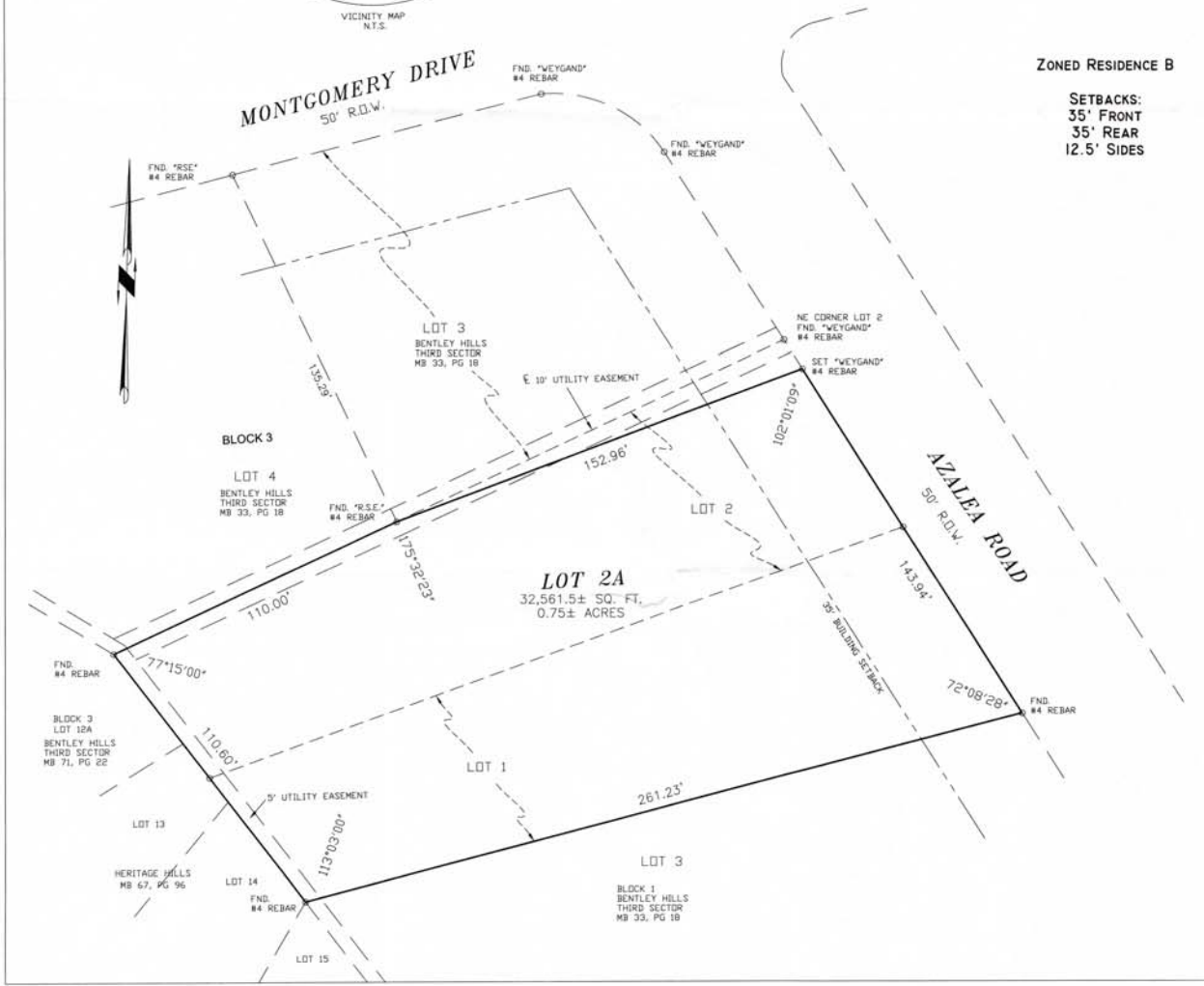
NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

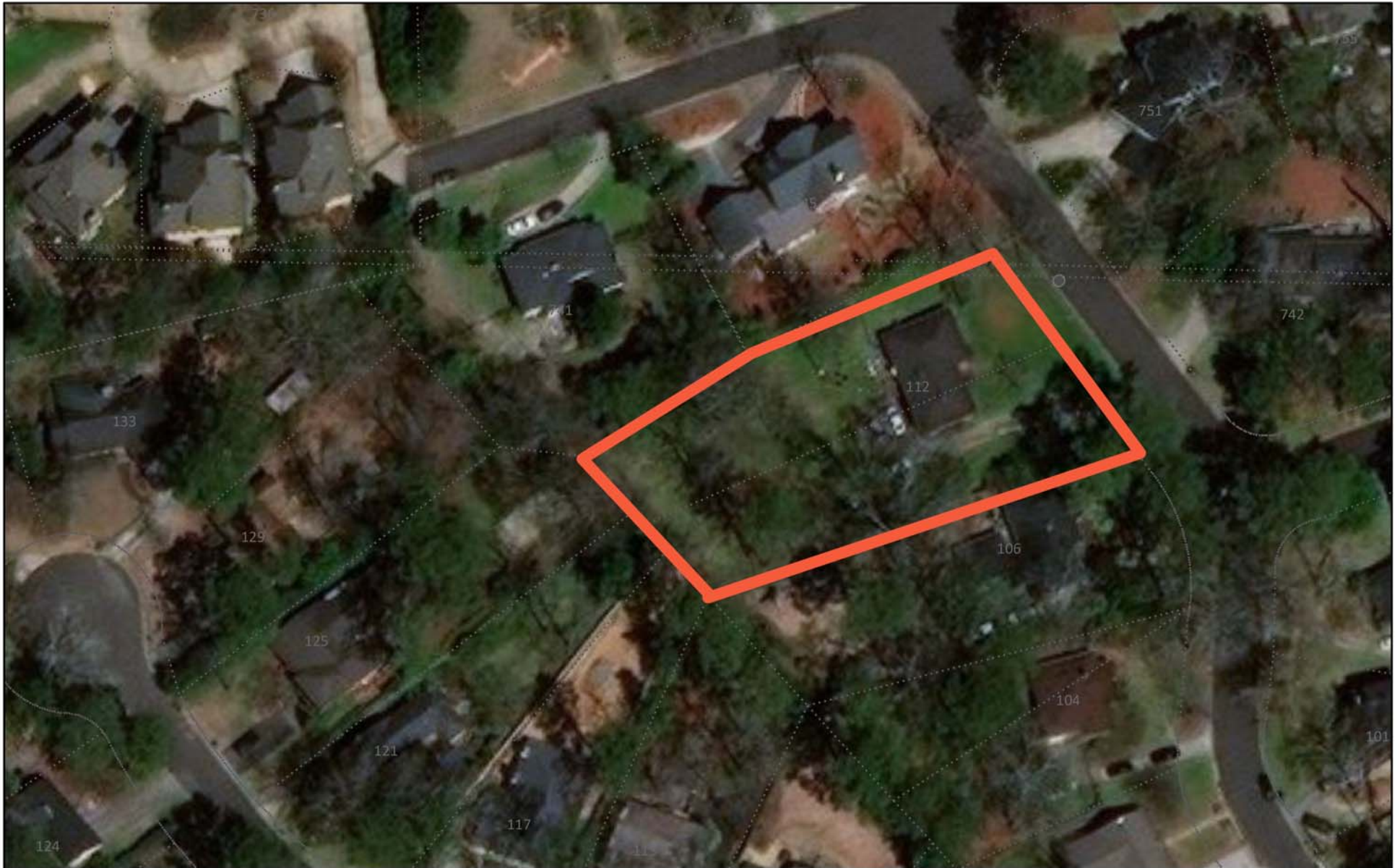
NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0413G, DATED SEPTEMBER 29, 2006.



P-19-13 Aerial

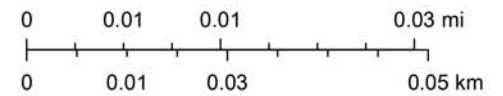


5/1/2019, 4:25:17 PM

SiteAddressPoints

..... LotLines

1:1,128



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |



Planning Commission Application PART I

Project Data

Address of Subject Property 2812 OVERHILL RD

Zoning Classification RES A

Name of Property Owner(s) CLAUDE NIELSEN

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205 942 0086 Email RAY@WEYGANDSURVEYOR.COM

Name of Engineer or Surveyor SAME

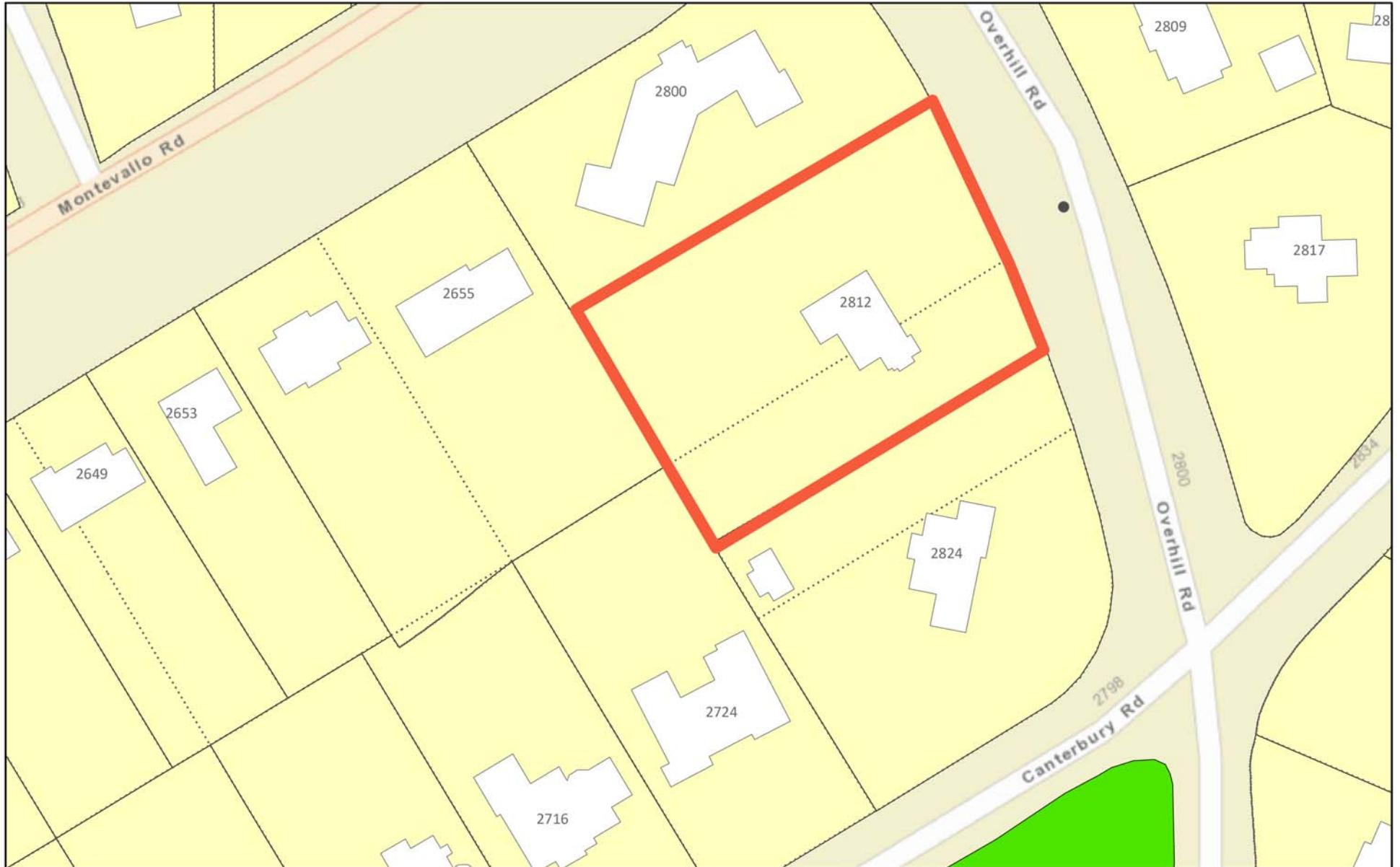
Phone Number _____ Email _____

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-19-14 Zoning



5/1/2019, 4:32:34 PM

- SiteAddressPoints
- LotLines
- Tax_Parcels
- BuildingFootprints
- Residence A District
- Recreation District

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Web AppBuilder for ArcGIS
Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

P-19-14

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **May be approved as a final plat.**
- ✓ Meets the Zoning Regulations for the Res-A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

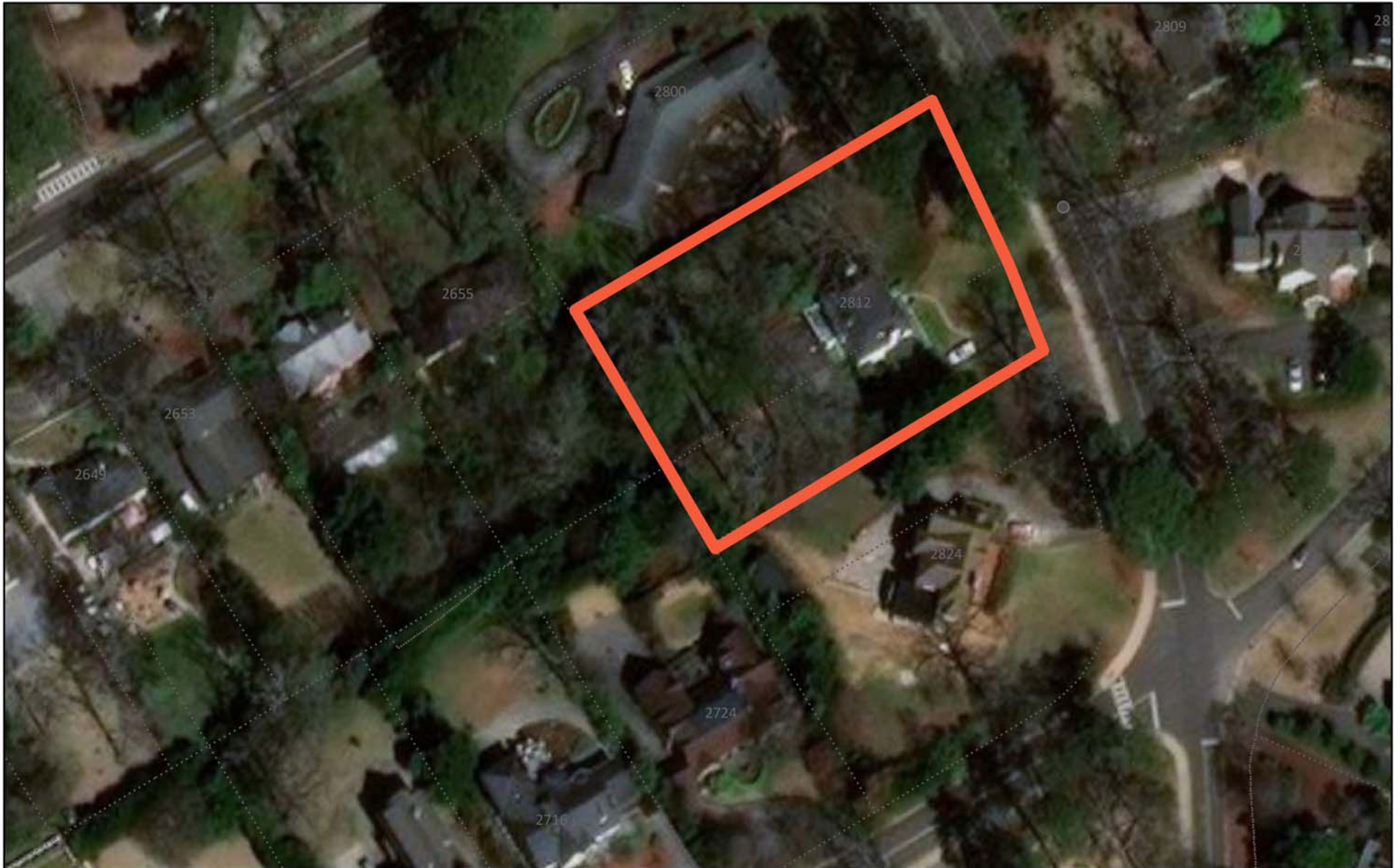
NAME: Nielsen Overhill Resurvey

CURRENT ZONING: Residence A

OWNER: Claude Nielsen

LOCATION: 2812 Overhill Road

P-19-14 Aerial

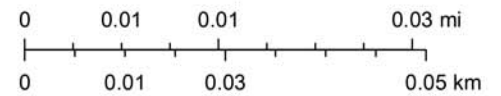


5/1/2019, 4:33:58 PM

SiteAddressPoints

..... LotLines

1:1,128



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |



**Planning Commission Application
PART I**

Project Data

Address of Subject Property 3040 Weatherton Drive, Mountain Brook, Al 35223

Zoning Classification Residence A

Name of Property Owner(s) FIP Weatherton, LLC, c/o Andy Sink

Phone Number 205-426-2545 Email Andy.Sink@colliers.com

Name of Representative Agent (if applicable)

Phone Number _____ Email _____

Name of Engineer or Surveyor Roy Earl Morriss

Phone Number 205-879-4462 Email earl.morriss@gmcnetwork.com

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.



Goodwyn Mills Cawood

2701 1st Avenue South
Suite 100
Birmingham, AL 35233

T (205) 879-4467
F (205) 879-4493

www.gmc-network.com

Dana Hazen
Director of Planning, Building & Sustainability
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

April 5, 2019

RE: Lewis Circle Drainage Improvements

Dear Dana,

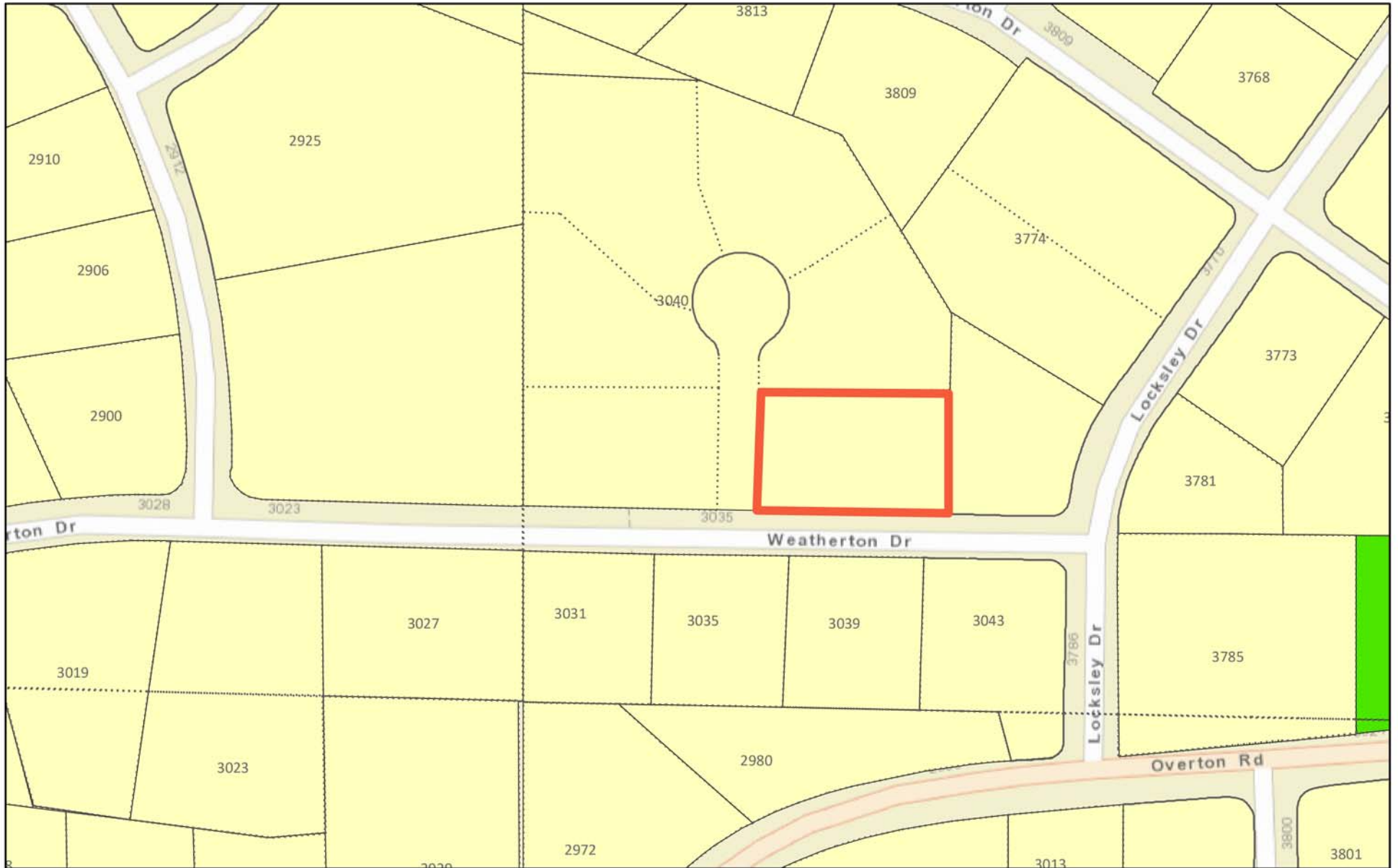
This project is located at the newly constructed Lewis Circle. The project proposes new drainage pipe and structures to convey stormwater across lot 6. This will require an easement as per the City of Mountain Brook standards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Strickland', written over a faint, circular stamp or watermark.

Katie Strickland, P.E.
Civil Engineer

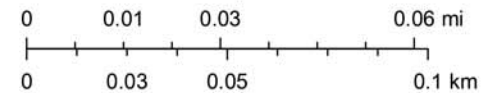
P-19-15 Zoning



5/1/2019, 5:20:29 PM

1:2,257

- SiteAddressPoints
- Tax_Parcels
- LotLines
- Residence A District
- Recreation District



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

P-19-15

Resurvey in existing Residence A zoning

- ✓ Resurvey adding a stormwater easement along the south property line of Lot 6.
- ✓ On September 24, 2018, the Planning Commission approved the final plat for the subject property (Case P-18-27).
- ✓ On April 2, 2018, the Planning Commission approved the preliminary plat for the subject property (Case P-18-11) with the following condition: that a fee-in-lieu (\$25/linear foot) of sidewalk installation must be remitted prior to the approval of the final plat. *Such has been remitted to the City.*

May be approved as a final plat.

- ✓ Meets the Zoning Regulations for the Residence A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.

● **Project Data:**

NAME: Resurvey of Lot 6 of Resurvey of Lots 1, 2, 3 & 4 of Lewis' Addition to Brookhill Forest 9th Sector

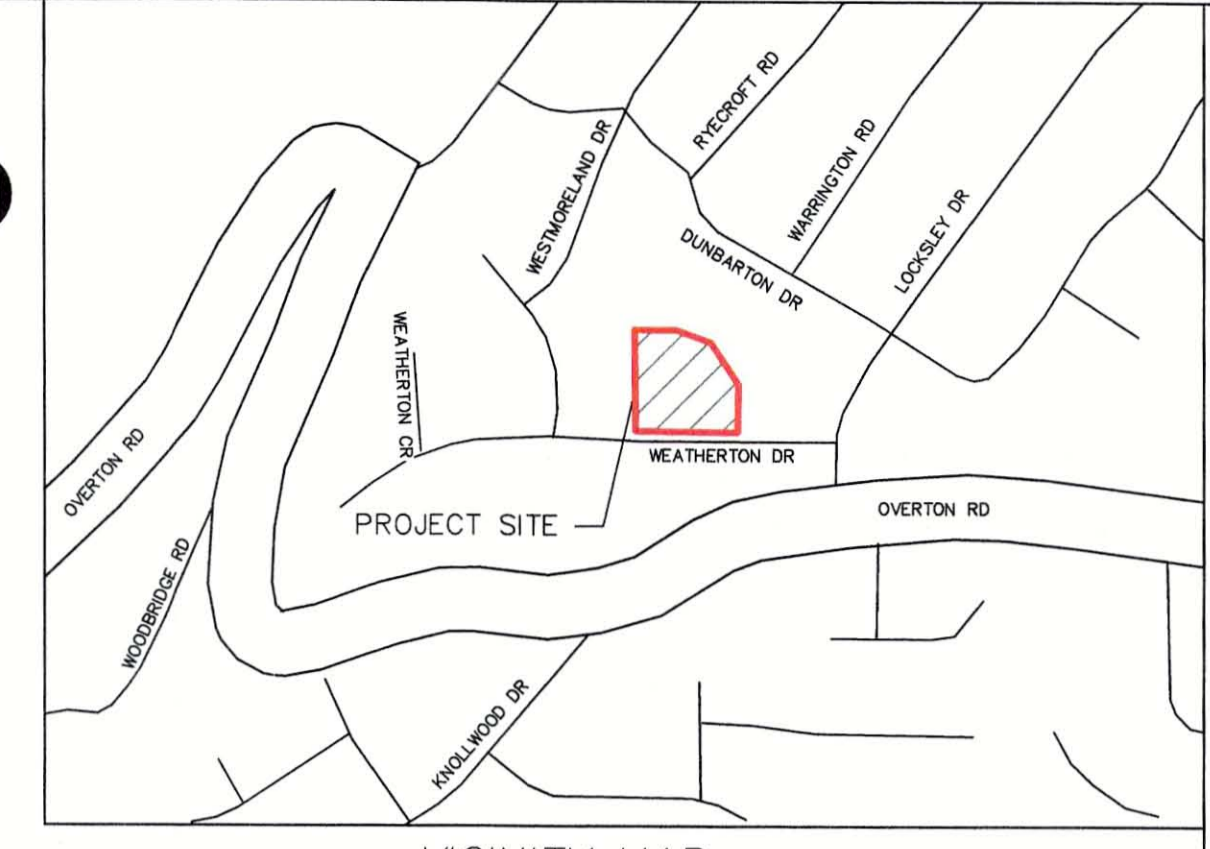
CURRENT ZONING: Residence A

OWNERS: FIP Weatherton, LLC

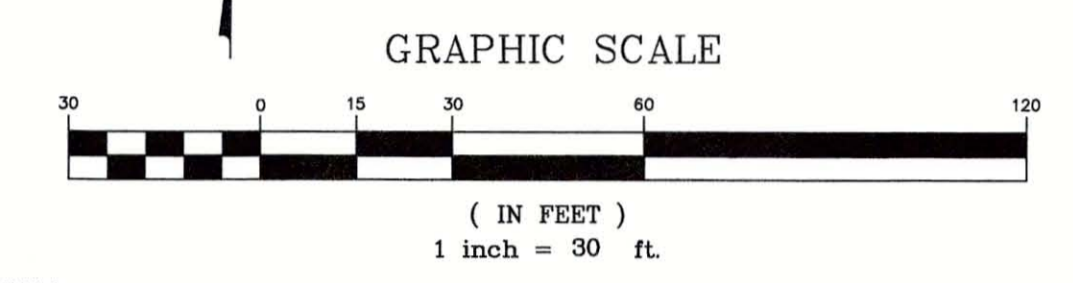
LOCATION: 3040 Weatherton Drive

RESURVEY OF LOT 6 OF RESURVEY OF LOTS 1, 2, 3, & 4 OF LEWIS' ADDITION TO BROOKHILL FOREST 9TH SECTOR

P-19-15



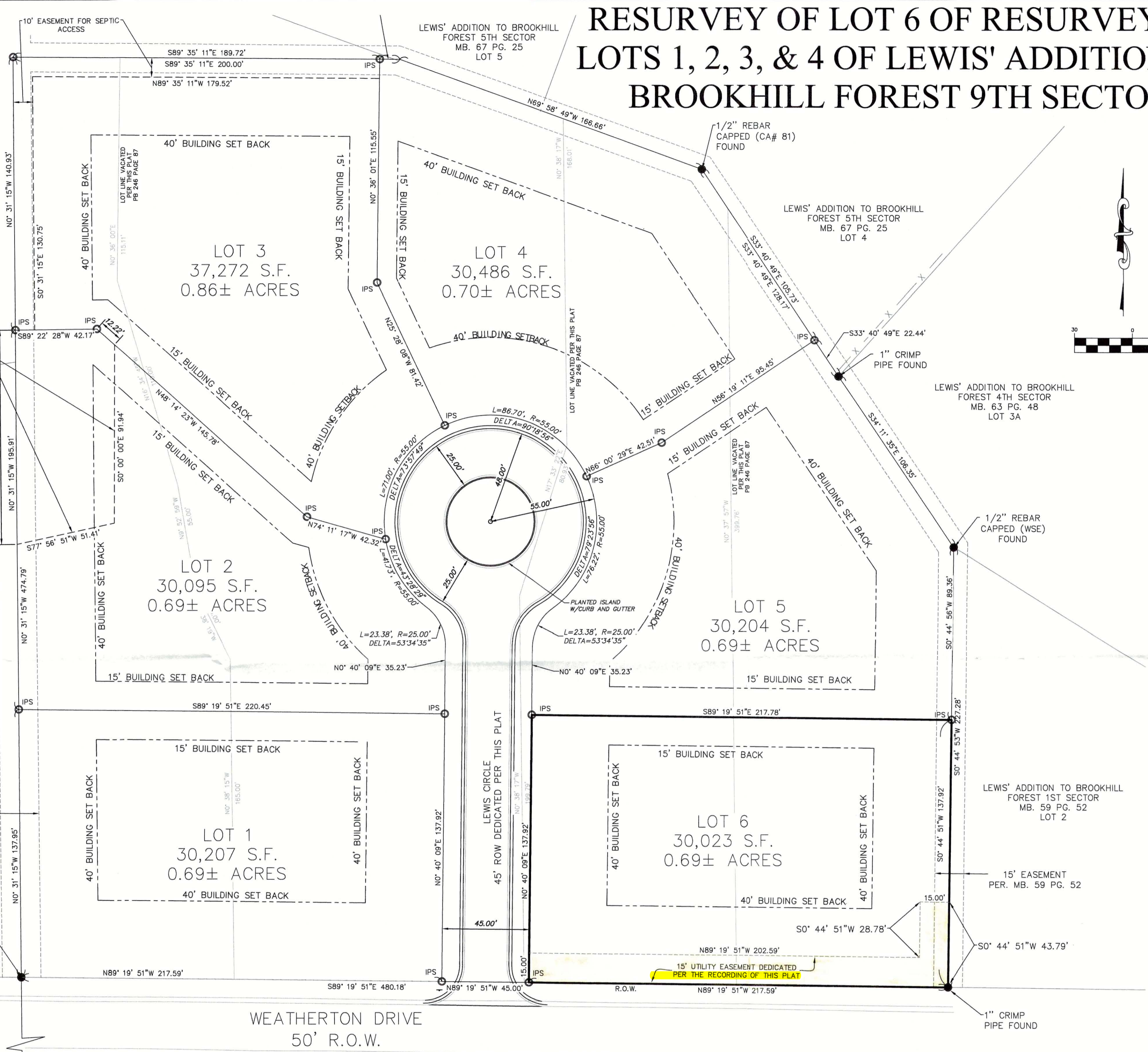
VICINITY MAP
NOT TO SCALE



RESURVEY OF LOT 48, LEWIS' ADDITION TO BROOKHILL FOREST 9TH SECTOR, AMENDED MAP, LOT 1, BLOCK 2, LEWIS' ADDITION TO BROOKHILL FOREST- 1ST SECTOR MB. 170 PG. 86 LOT 48-A, BLOCK 2

PERMANENT EASEMENT FOR INSTALLATION AND MAINTENANCE OF LOT 4'S ON-SITE SEWAGE DISPOSAL SYSTEM. EASEMENT TO RUN WITH THE PROPERTY UNTIL LOT 4 IS CONNECTED TO SANITARY SEWER.

AMD, LEWIS' ADDITION TO BROOKHILL FOREST 9TH SECTOR MB. 105 PG. 41 LOT 47



Property Description
Being a resurvey of Lot 6 of Resurvey of Lots 1, 2, 3, & 4 of Lewis' Addition to Brookhill Forest 9th 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 1/4 of the NW 1/4 of Section 15, Township 18 South, Range 2 West Jefferson County, Alabama.



APPROVED: _____ Date: _____
Chairman, Mountain Brook Planning Commission

APPROVED: _____ Date: _____
Secretary, Mountain Brook Planning Commission

Environmental Services 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 rights-of-way or easement boundaries after this date may void this approval.

Director of Jefferson County, Environmental Services _____ Date _____

Jefferson County Health Department _____ Date _____

Flood Note:
According to the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA), for Jefferson County, AL, community panel 01073C0578H and community panel 01073C0576G effective date September 3, 2010 and September 29, 2006, this site lies within Flood Zone X, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

GENERAL NOTES:
1. This property is located at 3051 LEWIS CIRCLE MOUNTAIN BROOK, AL.
2. Survey Data based on Alabama West State Plain Coordinates using ALDOT CORS Network RTK NAVD88 (2007 adjustment).
3. This survey and drawing is not valid without the signature and seal of an Alabama Professional Land Surveyor.
4. This property is zoned for Residence A according to Mountain Brook, Alabama zoning map.
5. All easements shown on this plat are for public utilities, sanitary 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.

The undersigned Roy Earl Morris, Professional Land Surveyor, and Andrew Sink, as Owner of FIP Weathertron, LLC, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map is a true and correct plat or map of lands shown therein and known as Resurvey of Lot 6 of Lewis' Addition to Brookhill Forest 9th Sector showing the subdivision into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the street, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the Government Survey, situated in Jefferson County, Alabama, and that iron pins have been installed at all lot corners and curve points as shown and designated by small circles on said plat or map. Said Owner also certifies that the property is subject to a mortgage held by Robertson Banking Company.

REQUIRED ALABAMA SURVEYOR'S STATEMENT:
I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.
Each lot or parcel mathematically closes to a closure of not less than one (1) to five thousand (5000).

Date: _____ Date: _____
Roy Earl Morris, PLS Owner, FIP Weathertron, LLC.
Alabama Reg. No. 37443 Andrew Sink
Goodwyn, Mills, & Cawood

Date: _____
Robertson Banking Company

I, the undersigned Notary Public in and for said State and County, do hereby certify that Roy Earl Morris, whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, he executed the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2019.
By: _____ Notary Public
Signature Notary Public My Commission Expires _____

I, the undersigned Notary Public in and for said State and County, do hereby certify that Andy Sink, whose name is signed to the foregoing certificate as Owner and who is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, he executed the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2019.
By: _____ Notary Public
Signature Notary Public My Commission Expires _____

I, the undersigned Notary Public in and for said State and County, do hereby certify that _____ whose name is signed to the foregoing certificate as Lender and who is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, he executed the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2019.
By: _____ Notary Public
Signature Notary Public My Commission Expires _____

Goodwyn Mills & Cawood Inc.
2701 1st Avenue S
Birmingham, AL 35233
T 205.879.4462
GMCNETWORK.COM

ISSUE DATE	DATE	DRAWN BY	CHECKED BY
9/4/2018			

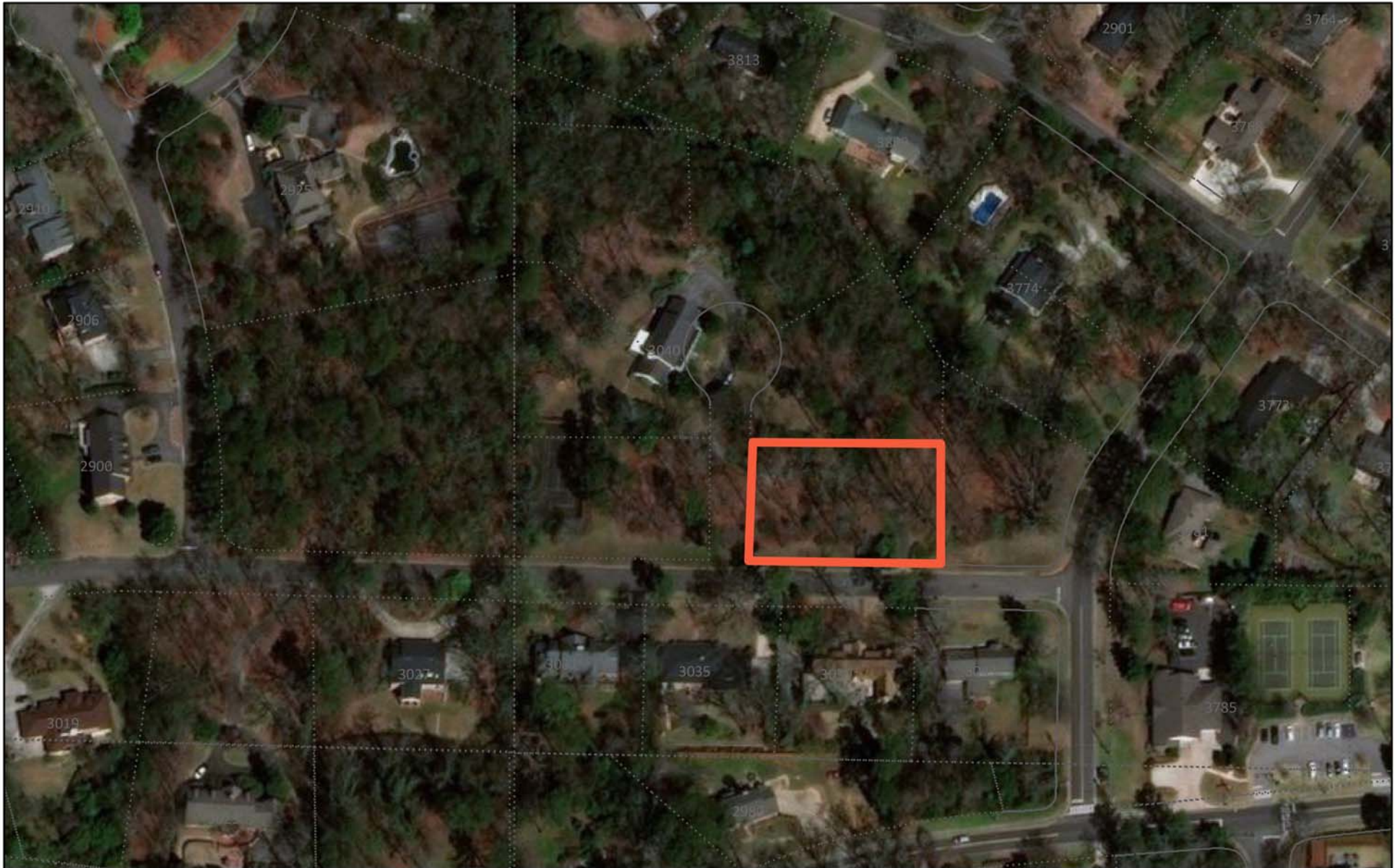
FINAL PLAT
SECTION: 15 TOWNSHIP: 18S RANGE: 2W
COUNTY: JEFFERSON

GMC #CBHM180012

sheet 1 of _____

PRELIMINARY

P-19-15 Aerial

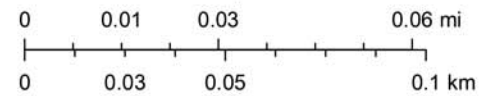


5/1/2019, 5:26:55 PM

SiteAddressPoints

..... LotLines

1:2,257



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |



Planning Commission Application
PART I

Project Data

Address of Subject Property 3690 CHERRY BROOK RUN

Zoning Classification R-A

Name of Property Owner(s) BENT TREE, LLC (JE ADAMS)

Phone Number 205 296 4501 Email _____

Name of Representative Agent (if applicable)

DAVID A. RAWSON

Phone Number 205 942 2826 Email DARC.GONZALEZ-STRENGTH.COM

Name of Engineer or Surveyor _____

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.



GONZALEZ – STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRAFFIC & TRANSPORTATION ENGINEERING – LAND SURVEYING
LAND PLANNING

April 8, 2019

Ms. Dana Hazen
Planning Department
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Re: Cherokee Bend at Mountain Brook Plat No. 2
Job #16BET01
Case P-16-19

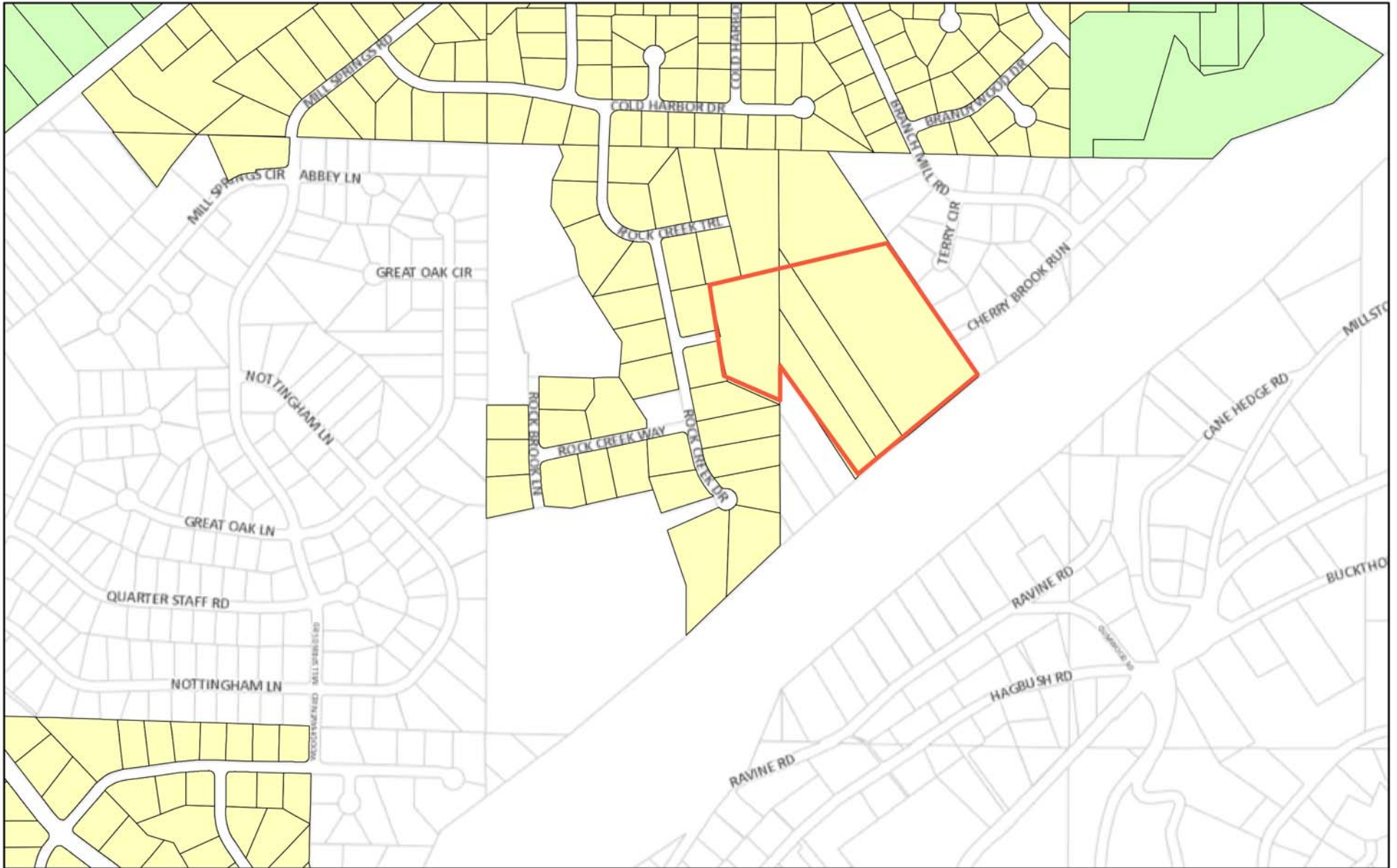
Dear Ms. Hazen:

We are requesting the approval of the final plat for a 10 lot residential subdivision. The development consists of extending Cherry Brook Run with associated utilities to create 10 new residential lots.

Sincerely,

David Rawson, P.E.
For Gonzalez-Strength & Associates, Inc.

P-19-16 Zoning

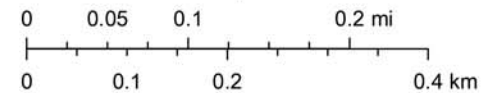


5/2/2019, 10:03:20 AM

Tax_Parcels

0		Estate Residence District
0		Residence A District

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

P-19-16

Final Plat in Residence A zoning

- ✓ 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.*
- ✓ 10-lot subdivision in Res-A
- ☑ **May be approved as a final plat**
- ✓ Meets the Zoning Regulations for the Res-A district, and the design standards of the Subdivision Regulations.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.

- **Project Data:**

NAME: Cherokee Bend At Mountain Brook Plat No. 2

CURRENT ZONING: Residence A

AGENT: Bent Tree, LLC

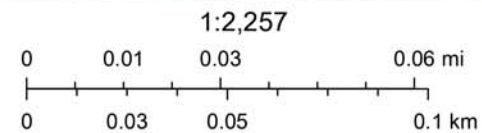
LOCATION: Moss Creek Circle

P-19-16 Aerial



5/2/2019, 10:19:03 AM

SiteAddressPoints



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |