

PLANNING COMMISSION PACKET

May 24, 2019

Hello All,

Enclosed please find your packet for the meeting of June 3, 2019.

We have:

- Withdrawn - Rezoning case of the KI property
- Two resurveys

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 (June 3, 2019)
- Meeting Information (for agenda) and 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

JUNE 3, 2019

PRE-MEETING: (ROOM A106) 5:15 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: May 6, 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Overton Road** (*Carried over from January 7, 2019, February 4, 2019, March 4, 2019, April 1, 2019 and May 6, 2019*) ***Withdrawn by Applicant***
5. **Case P-19-17:** Kings Resurvey of Lot 10, Block 3, according to the map of Country Club Gardens Second Addition, Map Book 19, Page 93, Jefferson County, Alabama; also a portion of a vacated alley recorded in Inst. #2019038496, Page 1; located in SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama. **37 Fairway Drive**
6. **Case P-19-18:** A Resurvey Lot 6 Morrow Sector – Colonial Hills Map Book 18, Page 91, Jefferson County, Alabama; located in Section 4, Twp-18 S, R-2W, Jefferson County, Alabama. **20 Clarendon Road**
7. Next Meeting: July 1, 2019
8. Adjournment



Sirote & Permutt, PC
2311 Highland Avenue South
Birmingham, AL 35205-2972

PO Box 55727
Birmingham, AL 35255-5727

May 24, 2019

VIA EMAIL

Ms. Tammy Reid
City of Mountain Brook
56 Church Street

Steven A. Brickman
Attorney at Law
sbrickman@sirote.com
Tel: 205-930-5171
Fax: 205-212-3803

Re: Tracy Cohn – Grotting and Cohn Plastic Surgery - Application for Rezoning
Case Number P-19-02-3100 Overton Road

Dear Ms. Reid:

We're grateful for the opportunity to work with the City these past months and appreciate all at City Hall, particularly Dana, for their assistance. Please also thank the Planning Commission and City Council for their thoughtful deliberation. However, after careful consideration, the Applicant has elected not to purchase the subject property and therefore withdraws its application for rezoning.

With best regards,

Sincerely,

A handwritten signature in blue ink, appearing to read "SAB", with a long horizontal flourish extending to the right.

Steven A. Brickman
FOR THE FIRM

SAB/mid

C: Dana Hazen (via email)
Dr. Al and Tracy Cohn (via email)



Planning Commission Application PART I

Project Data

Address of Subject Property 37 Fairway Drive, Mountain Brook, AL 35213

Zoning Classification Res-A

Name of Property Owner(s) Thomas P. King and Dorothy C. King

Phone Number (205) 266-6593 Email tpk8@aol.com

Name of Representative Agent (if applicable)

Phone Number _____ Email _____

Name of Engineer or Surveyor Robert Reynolds

Phone Number (205) 585-7902 Email reynolds.survey59@bellsouth.net

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.

May 22, 2019

Via Hand Delivery

Tammy Reid
Administrative Analyst
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Re: 37 Fairway Drive, Mountain Brook, Alabama 35213
Thomas P. King and Dorothy C. King

Dear Ms. Reid:

We are requesting that our above-described property be resurveyed into one lot. We have enclosed the following:

1. Part I and II of the Planning Commission Application
2. Four copies of the subdivision plat
3. Check payable to the City of Mountain Brook in the amount of \$100

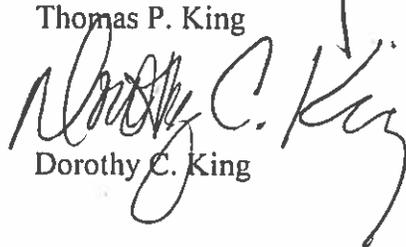
We understand that you already have a list of the adjacent property owners.

We understand that this application will be on the Planning Commission's agenda for its June 3, 2019 public hearing.

Please let us know if you need any further information.

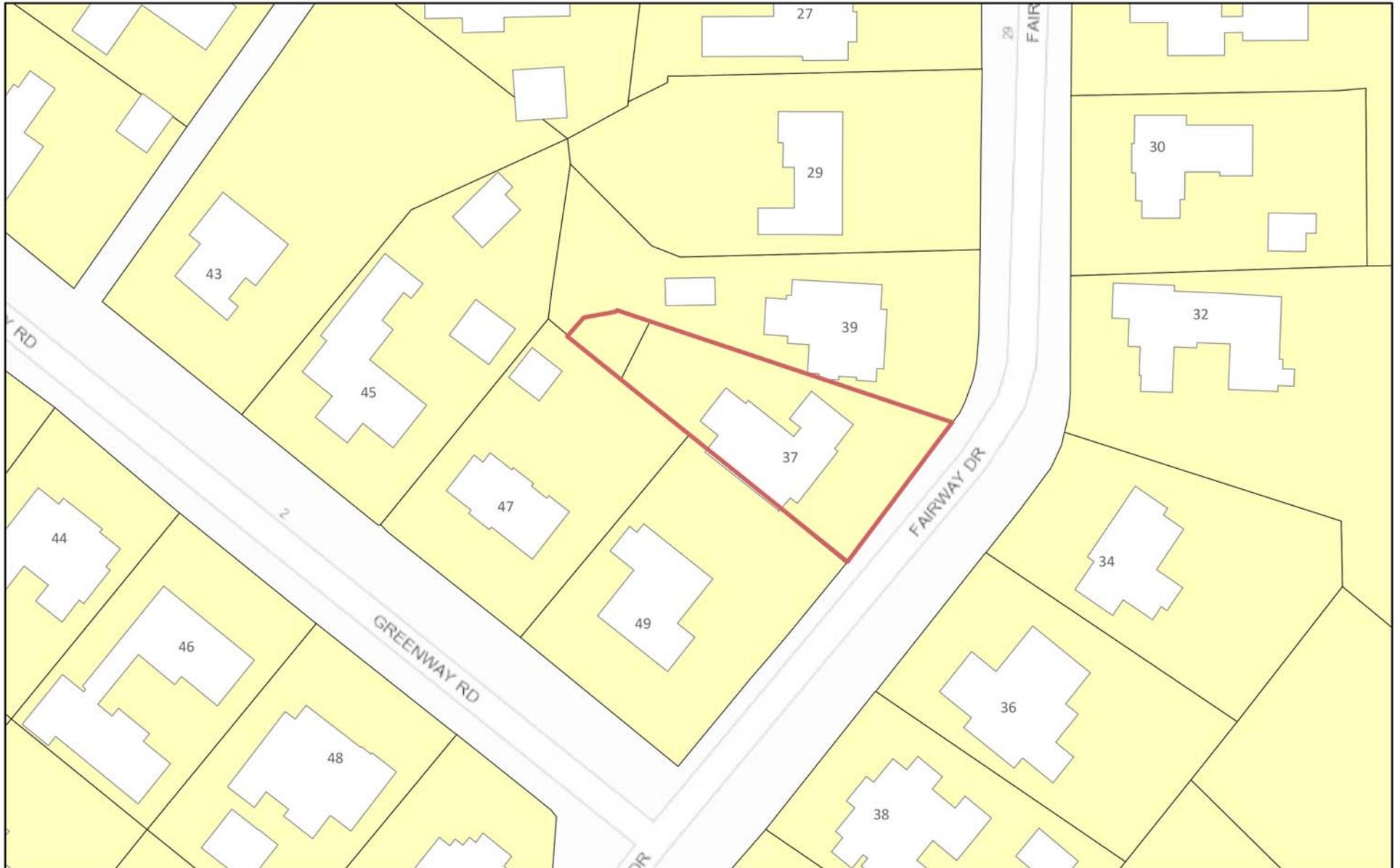
Thank you for your assistance.

Very truly yours,


Thomas P. King

Dorothy C. King

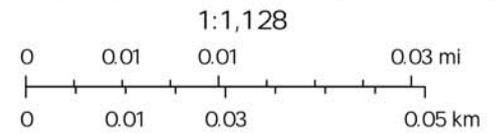
Enclosures

P-19-17 Zoning



5/24/2019, 4:26:40 PM

- SiteAddressPoints
- Tax_Parcels
- BuildingFootprints
- Residence A District



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

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

P-19-17

Resurvey in existing Residence A zoning

✓ “Clean-up” resurvey combining a portion of a vacated alley with the principal lot.

☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**

1) change zoning district on plat to read “Residence A;”

2) indicate all required building setbacks.

✓ 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.

✓ Case A-19-14 was approved by the Board of Zoning Adjustment on May 20, 2019 for various additions to the existing single family dwelling.

- **Project Data:**

NAME: King’s Resurvey of Lot 10

CURRENT ZONING: Residence A

OWNERS: Thomas and Dorothy King

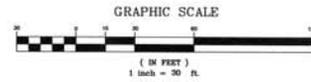
LOCATION: 37 Fairway Drive

P-19-17

**KINGS RESURVEY OF LOT 10, BLOCK 3
 ACCORDING TO THE MAP OF COUNTRY CLUB
 GARDENS SECOND ADDITION
 M.B. 19, PG. 93
 JEFFERSON COUNTY, AL.
 ALSO A PORTION OF A VACATED ALLEY
 RECORDED IN INST.#2019038496 PAGE 1**

PROPERTY ZONED RESIDENCE B

LOCATED IN SW ¼ OF NW ¼ OF SECTION 4, TOWNSHIP 18
 SOUTH, RANGE 2 WEST
 JEFFERSON COUNTY, AL.



REYNOLDS SURVEYING CO., INC.
 1572 MONTGOMERY HIGHWAY
 SUITE 108
 BIRMINGHAM, ALABAMA 35216
 205-823-7900

OWNERS: THOMAS P. AND DOROTHY C. KING
 37 FAIRWAY DRIVE
 MOUNTAIN BROOK, AL. 35213

STATE OF ALABAMA
 JEFFERSON COUNTY

THE UNDERSIGNED, ROBERT REYNOLDS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA AND THOMAS P. AND DOROTHY C. KING, AS OWNERS, 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 WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN HEREIN AND KNOWN OR TO BE KNOWN AS LOT 10-A RESURVEY OF LOTS 10-A AND 10-B FROM CERTAIN JEFFERSON COUNTY, AL. SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS BARRIERS, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, 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; SAID OWNER ALSO CERTIFIES THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ACCORDING TO MY SURVEY THIS THE ____ DAY OF _____ 2019.

ROBERT REYNOLDS
 AL. REG. NO. 25657

OWNERS: THOMAS P. KING
 DOROTHY C. KING



STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____ AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ROBERT REYNOLDS WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____ 2019

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
 JEFFERSON COUNTY

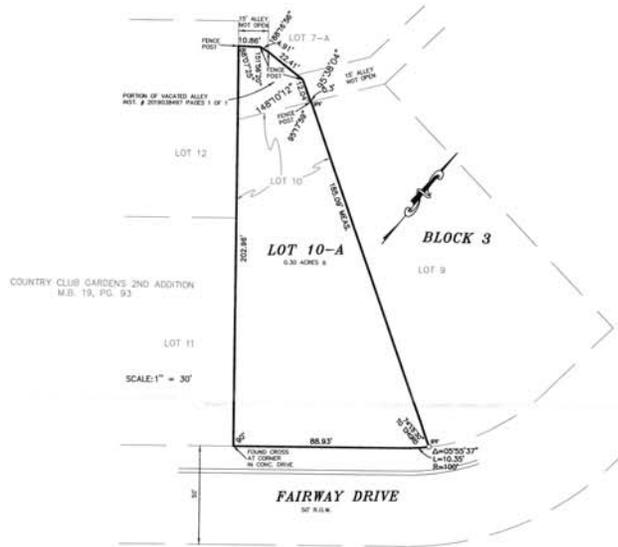
I, _____ AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THOMAS P. KING AND DOROTHY C. KING - WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AS OWNERS AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____ 2019.

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

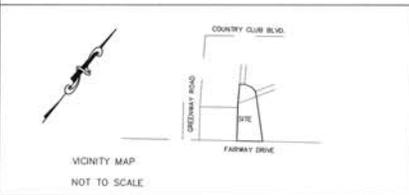
APPROVED: _____ DIRECTOR OF ENVIRONMENTAL SERVICES DATE: _____

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 OF EASEMENT BOUNDARIES AFTER THIS DATE, MAY VOID THIS APPROVAL.



NOTE: ALL EASEMENTS SHOWN ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES 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.

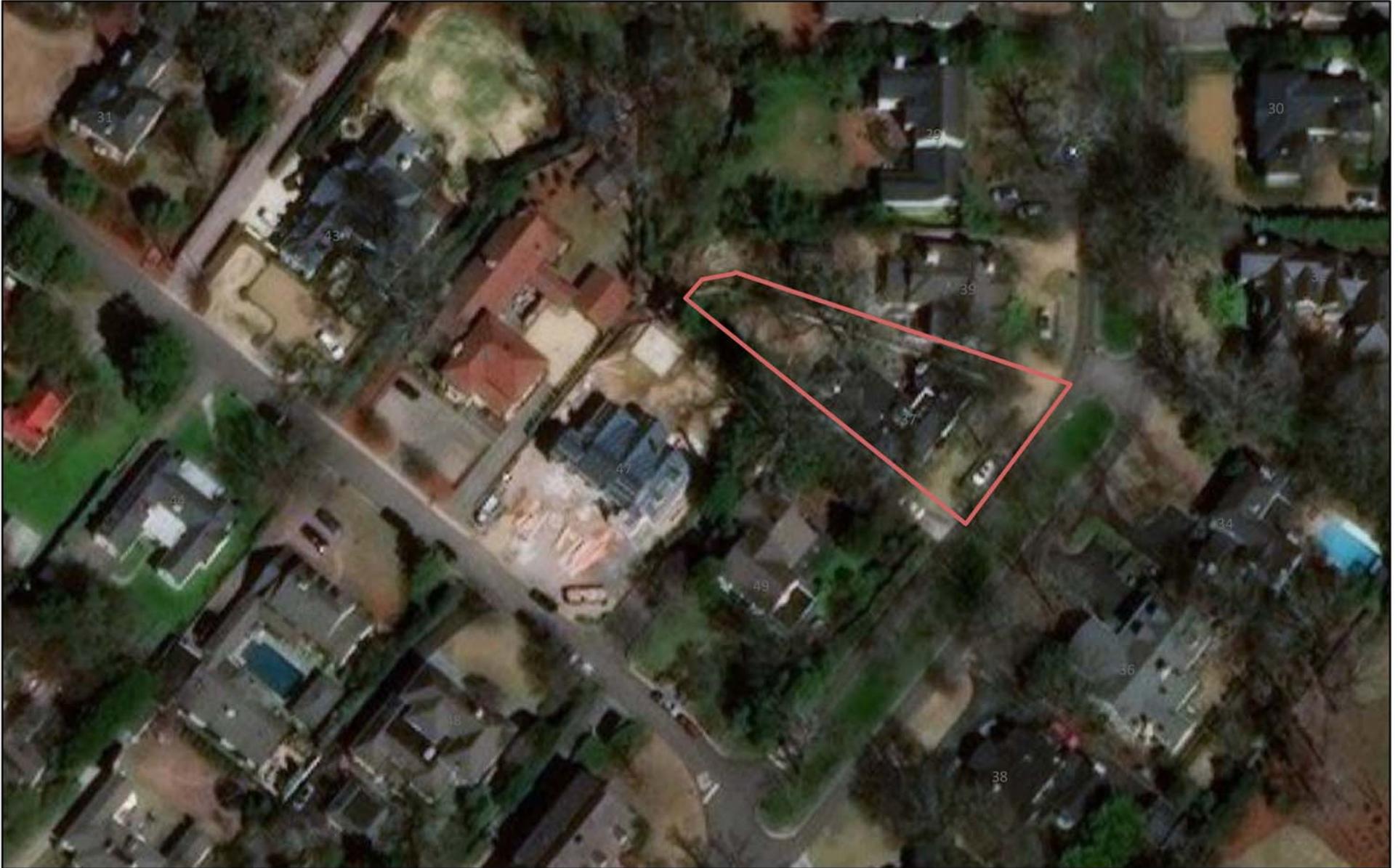
FLOOD NOTE: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 01073205760 DATED SEPTEMBER 29, 2006 THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.



APPROVED: _____ DATE: _____
 MOUNTAIN BROOK PLANNING COMMISSION CHAIRMAN

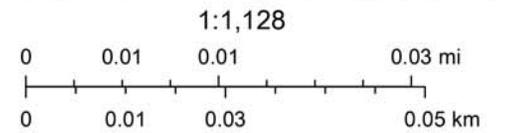
APPROVED: _____ DATE: _____
 MOUNTAIN BROOK PLANNING COMMISSION SECRETARY

P-19-17 Aerial



5/24/2019, 4:29:08 PM

SiteAddressPoints



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 20 CLARENDON

Zoning Classification RES "B"

Name of Property Owner(s) MYERS 2012 IRREVOCABLE TRUST

Phone Number 850-529-2061 Email myersqj@yahoo.com

Name of Representative Agent (if applicable)

A. FRAZIER CHRISTY

Phone Number 205 617 0565 Email frazier@eandlsg.com

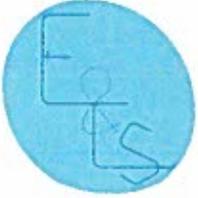
Name of Engineer or Surveyor Same as above

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.



The Engineering & Land Surveying Group, LLC
3621 Kingshill Road
Mountain Brook, Alabama 35223
Phone 205-617-0565
www.eandlsg.com



May 15, 2019

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

Re: 20 Clarendon Road - Resurvey

Dear Ms. Hazen:

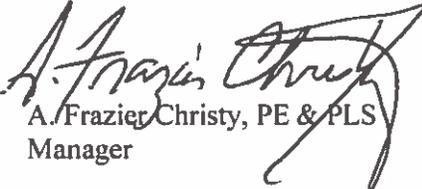
Transmitted herewith is the required information and documentation for the resurvey of.

Lot 5
28 00 04 3 010 011.000
PIERCE STEPHEN M TRUSTEE
18 CLARENDON RD
MOUNTAIN BROOK , AL 35213

The purpose of this resurvey is to vacate the easement notes on the plat.

If you need any additional information, please feel free to contact me via email or phone.

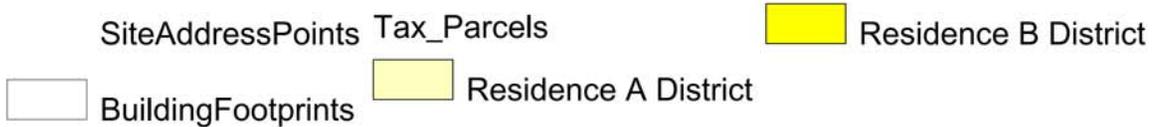
Yours truly,
The E & LS Group, LLC


A. Frazier Christy, PE & PLS
Manager

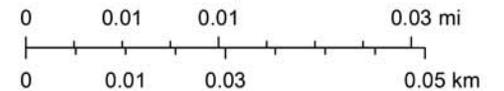
P-19-18 Zoning



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1:1,128



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

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

P-19-18

Resurvey in existing Residence B zoning

- ✓ Resurvey to vacate unused easement; letters from utility companies forthcoming.
- ☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**

- 1) Add section, township and range;
- 2) Add date of plat;
- 3) Indicate all required building setbacks;

- ✓ 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: A Resurvey of Lot 6, Morrow Sector - Colonial Hills

CURRENT ZONING: Residence B

OWNER: Myers 2012 Irrevocable Trust

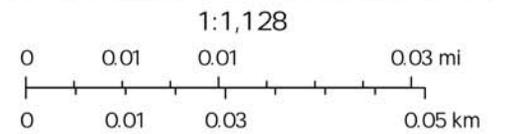
LOCATION: 20 Clarendon Road

P-19-18 Aerial



5/24/2019, 4:48:04 PM

SiteAddressPoints



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

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |