

PLANNING COMMISSION PACKET

May 27, 2020

Hello All,

Enclosed please find your packet for the meeting of June 1, 2020.

We have:

- Two resurveys (one of which was previously approved and expired prior to recordation)

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 1, 2020)
- 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 (on **ZOOM)!**

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
JUNE 1, 2020
PRE-MEETING: 5:15 P.M.
REGULAR MEETING: 5:30 P.M.
CITY HALL, 56 CHURCH STREET
MOUNTAIN BROOK, AL 35213

MEETING TO BE HELD VIRTUALLY USING ZOOM VIDEO CONFERENCING
(ACCESS INSTRUCTIONS ON MEETING WEBPAGE AT MTNBROOK.ORG)

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: April 6, 2020 (No meeting in May)
4. **Case P-20-08:** Booth Montcrest Drive Resurvey, being a resurvey of Lot 1, Block 7, of Shades Valley Gardens, Second Sector as recorded in Map Book 25, Page 55, in the Office of the Judge of Probate, Jefferson County, Alabama and part of Lot 1 of Shades Valley Gardens, Third Sector as recorded in Map Book 26, Page 98, in the Office of the Judge of Probate, Jefferson County, Alabama; being situated in SE ¼ of the SE ¼ of Section 33, Twp-17S, R-2W, Jefferson County, Alabama. **24 Montcrest Drive**
5. **Case P-20-09:** Beechwood Resurvey of Lot 1 and Lots 475A and 476, being a resurvey of Beechwood Lot 1 as recorded in Map Book 28, Page 19 and Lots 475A and 476 of Mountain Brook Land Co., Beechwood Road Sector as recorded in Map Book 23, Page 12, all in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama. – **2 Beechwood Road.**

The previously approved case P-20-03 expired prior to being recorded. This resurvey is the same as was previously approved by the planning commission in January 2020.
6. Next Meeting: **Monday**, July 6, 2020
7. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 24 MONTCREST DR.

Zoning Classification RES. B

Name of Property Owner(s) OLIVER BOOTH

Phone Number 205-999-2145 Email oliver.booth@hoist.com

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205-942-0086 Email RAY@WEYGANDSURVEYOR.COM

Name of Engineer or Surveyor SAME

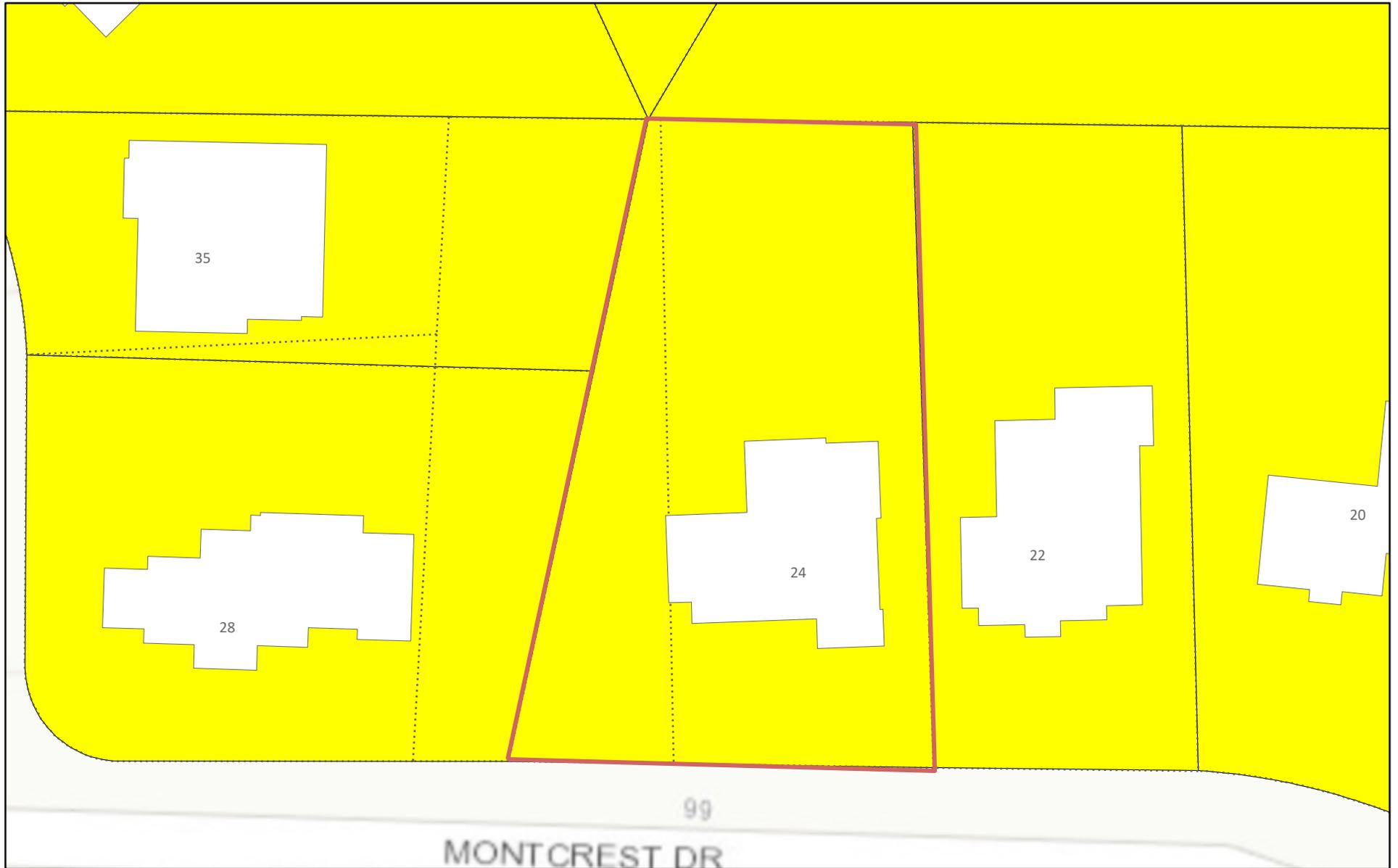
Phone Number _____ Email _____

Property owner or representative agent must be present at hearing

Plans

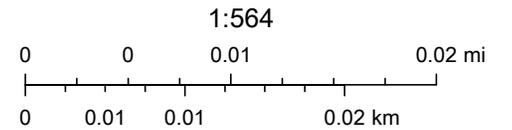
See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

P-20-08 Zoning



5/27/2020, 10:05:04 AM

- LotLines
- Tax_Parcels
- Residence B District



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

P-20-08

Resurvey in existing Residence B zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **May be approved as a final plat.**
- ✓ Meets the Zoning Regulations for the Res-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: Booth Montcrest Drive Resurvey

CURRENT ZONING: Residence B

OWNER: Oliver Booth

LOCATION: 24 Montcrest Drive

BOOTH MONTCREST DRIVE RESURVEY

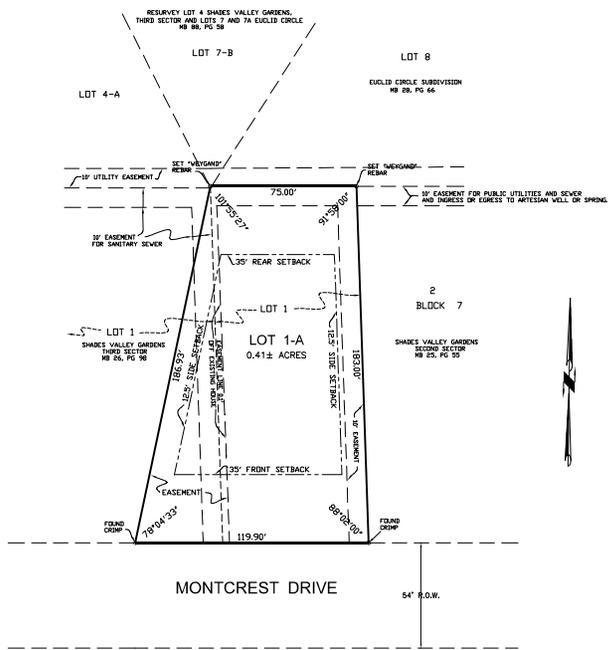
BEING A RESURVEY OF LOT 1, BLOCK 7, OF SHADES VALLEY GARDENS, SECOND SECTOR AS RECORDED IN MAP BOOK 25, PAGE 55, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, AND PART OF LOT 1 OF SHADES VALLEY GARDENS, THIRD SECTOR AS RECORDED IN MAP BOOK 26, PAGE 99, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.
 BEING SITUATED IN SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

WEYGAND SURVEYORS, INC.
 Lawrence D. Weygand, Reg. P.E.-L.S. #10373
 Ray Weygand, Reg. L.S. #24973
 164 Connor Road, Homewood, AL 35209
 Phone: (205) 942-0088 Fax: (205) 942-0087



SCALE: 1"=30'

DATE: MAY 2020



- LEGEND**
- SQ. FT. SQUARE FEET
 - AC. ACRES
 - ± MORE OR LESS
 - Δ TRIANGLE
 - ∠ DEFLECTION ANGLE
 - T TANGENT
 - R RADIUS
 - CH CHORD
 - L LENGTH
 - ESMT. EASEMENT
 - EX EXISTING
 - M.B. MAP BOOK
 - P.G. PAGE
 - FND. FOUND
 - ROW RIGHT-OF-WAY
 - O REBAR SET
 - MIN MINIMUM
 - C CENTERLINE
 - D.B. DEED BOOK
 - NOT TO SCALE

STATE OF ALABAMA
 JEFFERSON COUNTY

I, the undersigned, RAY WEYGAND, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, and M. OLIVER BOOTH, 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 BOOTH MONTCREST 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 SHADES VALLEY GARDENS SECOND SECTOR (MB 17, PG 69) AND SHADES VALLEY GARDENS THIRD SECTOR (MB 25, PG 98) AND TO GOVERNMENT SURVEY OF SECTION 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.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 2020.

By: _____ By: _____
 RAY WEYGAND M. OLIVER BOOTH - OWNER
 REG. L.S. #21-973

STATE 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 _____, 2020.

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 M. OLIVER BOOTH, 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 the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

By: _____
 NOTARY PUBLIC - My commission expires: _____

APPROVED: _____ DATE: _____
 CHAIRMAN, MOUNTAIN BROOK PLANNING COMMISSION

APPROVED: _____ DATE: _____
 SECRETARY, MOUNTAIN BROOK PLANNING COMMISSION

APPROVED: _____ DATE: _____
 JEFFERSON COUNTY HEALTH DEPARTMENT

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 ENGINEERS APPROVAL.

NO FENCE SHALL IMPED 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.

ZONE: RESIDENCE "B"
 REQUIRED SETBACKS
 FRONT 12'
 SIDE 12.5'
 REAR 33'

NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C013G, DATED SEPTEMBER 29, 2006.

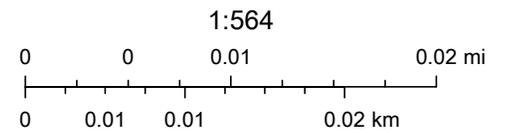


P-20-08 Aerial



5/27/2020, 10:09:08 AM

..... LotLines



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

P-20-09

Resurvey in existing Residence A zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots. This same plat was previously approved (P-20-03) on January 6, 2020 but expired prior to recordation. Due to the COVID shutdown of Jefferson County services, the plat was not signed in time by the department of Environmental Services.
- ☑ **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.

- **Project Data:**

NAME: Beechwood Resurvey

CURRENT ZONING: Residence A

OWNER: Louise Wrinkle

LOCATION: 2 Beechwood Road



Planning Commission Application PART I

Project Data

Address of Subject Property 2 Beechwood Road

Zoning Classification _____

Name of Property Owner(s) Louise Winkle

Phone Number 205.871.6767 Email lwinkle@mc.com

Name of Representative Agent (if applicable)

Frank C. Galloway III

Phone Number 205 (949.5580) Email fcg3@galloway-scott.com

Name of Engineer or Surveyor Ray Weygand

Phone Number 205.942.0086 Email ray@weygand-surveyors.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.



December 13, 2019

Via Hand Delivery

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

Re: Louise Wrinkle rezoning request

Dear Dana:

Enclosed herein please find the requisite materials for Mrs. Wrinkle's proposed resurvey wherein she seeks to resurvey three platted lots that serve as her home site into one lot. Mrs. Wrinkle, Ray Weygand and I plan to attend the January Planning Commission meeting to discuss and explain this petition as needed.

Sincerely,

A handwritten signature in blue ink that reads "Frank C. Galloway III".

Frank C. Galloway III

FCGIII/jjg
Enclosures

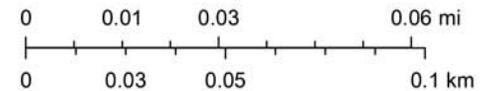
P-20-03 Zoning



12/26/2019, 2:48:52 PM

- LotLines
- Tax_Parcels
- Residence A District
- Recreation District
- Rec-2

1:2,257



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

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

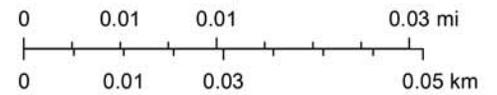
P-20-03 Aerial



12/26/2019, 2:51:25 PM

..... LotLines

1:1,128



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

Web AppBuilder for ArcGIS
Hunter Simmons | Shelby Co GIS/ALDOT/USGS, DigitalGlobe, Microsoft |

P-20-03

Resurvey in Residence A zoning

- ✓ Resurvey combining three lots into one 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) note zoning district (Residence A) on plat;
 - 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.
- ✓ No relevant history or prior cases.
- **Project Data:**
 - NAME: Beechwood Resurvey
 - CURRENT ZONING: Residence A
 - OWNER: Louise Wrinkle
 - LOCATION: 2 Beechwood Road

P2003

BEECHWOOD RESURVEY OF LOT 1 AND LOTS 475A AND 476

DATE: NOVEMBER 2019

SCALE: 1"=30'

BEING A RESURVEY OF BEECHWOOD LOT 1 AS RECORDED IN MAP BOOK 28, PAGE 19 AND LOTS 475A AND 476 OF MOUNTAIN BROOK LAND CO., BEECHWOOD ROAD SECTOR AS RECORDED IN MAP BOOK 23, PAGE 12 ALL IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

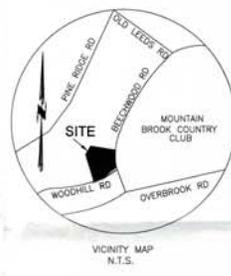
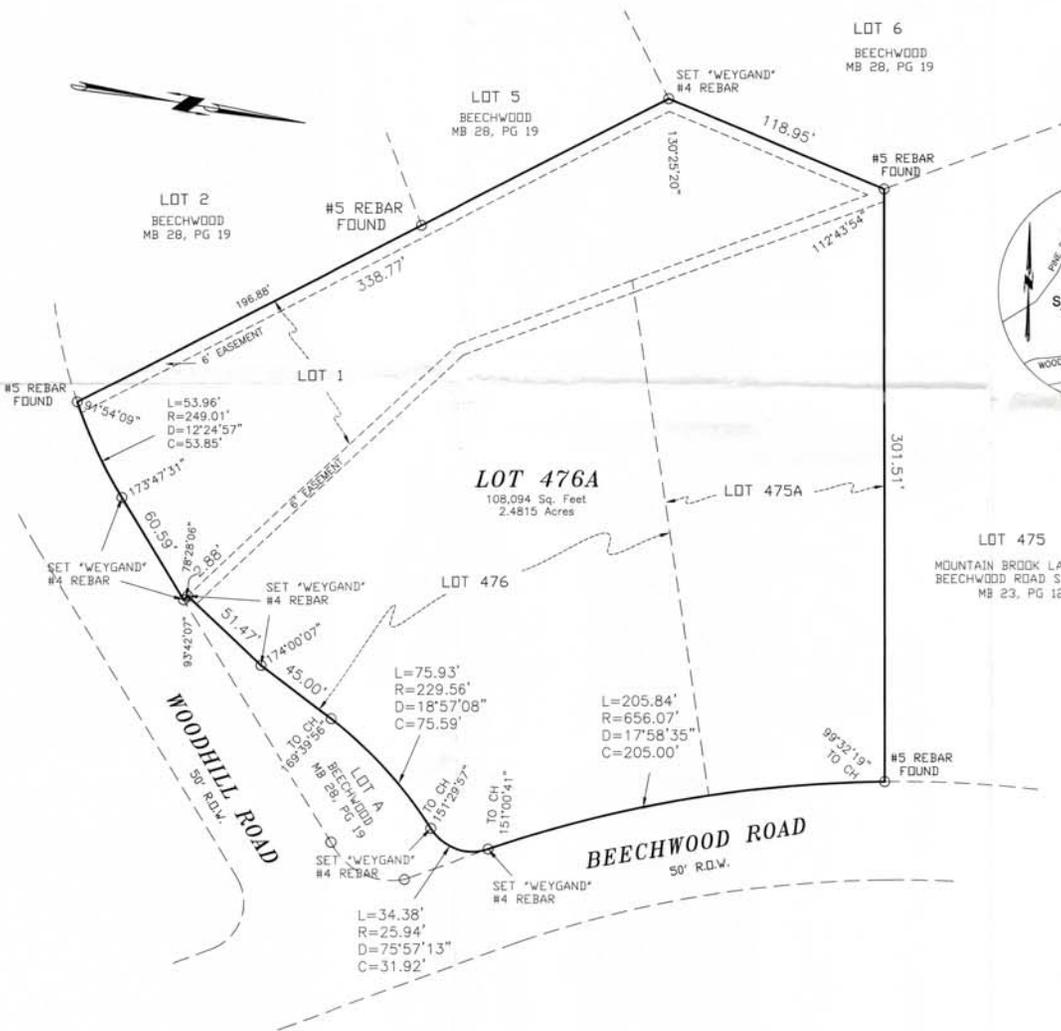
SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

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



LEGEND

SQ FT	SQUARE FEET
AC	ACRES
M	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
D	DEED BOOK
---	NOT TO SCALE



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Louise Agee Winkle, 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 BEECHWOOD RESURVEY OF LOT 1 AND LOTS 475A AND 476, 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 Beechwood (Map Book 28, Page 19) and Mountain Brook Land Co., Beechwood Road Sector 9 Map Book 23, page 12 and to government survey of Sections 4, 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 plat 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 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 the ____ day of _____, 2019.

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

By: Louise Agee Winkle - 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 Owner, 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 Louise Agee Winkle, 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 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: _____

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:
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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.
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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 LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X" & "AE") AS PER MAP NO. 01073C0576g, DATED SEPTEMBER 29, 2006.