Hello All,

Enclosed please find your packet for the Zoom meeting of March 1, 2021.

We have:
- 1 clean-up resurvey
- 1 rezoning/resurvey (associated with a recent annexation)
- Amended development plan for Field #1 and the Youth Complex at MBHS

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 (March 1, 2021)
- 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
MARCH 1, 2021
PRE-MEETING: 5:00 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: February 1, 2021 and February 17, 2021

4. **Case P-21-05:** Camilleri Addition to Pine Crest, being a resurvey of all of Lot 70 and a portion of Lot 71, according to the Map of Pine Crest as recorded in Map Book 18, Page 64 in the Office of the Judge of Probate, Jefferson County, Alabama; being situated in Section 9, Twp-18S, R-2W, Jefferson County, Alabama. **62 Pine Crest Road**

5. **Case P-21-07:** Gregory’s Addition to Mill Springs Circle, being a one-lot subdivision situated in the SW ¼ of Section 36, Twp-17S, R-2W, Jefferson County, Alabama. **4851 Mill Springs Circle**

6. **Case P-21-08:** Consider a recommendation to rezone recently annexed property from temporary zoning Res-A to permanent zoning Res-A. **4851 Mills Springs Road**

7. **Case P-21-06:** Request to amend the master development plan for the Mountain Brook Youth Complex and Athletic Field #1. **3650 Bethune Drive**

8. Next Meeting: **Monday,** April 5, 2021

9. Adjournment
Planning Commission Application
PART I

Project Data

Address of Subject Property  62 Pine Crest Road, Mountain Brook, AL 35223

Zoning Classification  Residence B District

Name of Property Owner(s)  Claudia and Michael Camilleri

Phone Number  _________________________  Email  alabama0505@gmail.com

Name of Representative Agent (if applicable)

______________________________

Phone Number  (205)-942-2486  Email  jchu@gonzalez-strength.com

Name of Engineer or Surveyor  Derek S. Meadows (Surveyor)  James Chu (Engineer)

Phone Number  (205)-942-2486  Email  dmeadows@gonzalez-strength.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.
SCOPE OF REQUEST

Requesting approval of a resubdivision of all of Lot 70 and a portion of Lot 71 Pine Crest Subdivision as recorded in Map Book 18 Page 64 in the Probate of Office of Jefferson County, Alabama. Said parcel being all of parcel #28-00-09-2-005-003.000 and being more particularly described by metes and bounds by Instrument 2020095037.

Representative: Claudia Camilleri  Dated: 1/25/2021

Claudia Camilleri
P-21-05

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: Camilleri Addition to Pine Crest

  CURRENT ZONING: Residence B

  OWNER: Claudia and Michael Camilleri

  LOCATION: 62 Pine Crest Road
A parcel of land situated in the Northwest quarter of Section 9, Township 18 South, Range 2 West, Jefferson County, Alabama, said parcel being all of Lot 70 and part of Lot 71 Pine Crest Subdivision, Map Book 18, Page 64 in the office of the Judge of Probate Jefferson County, Alabama, said parcel being more particularly described as follows:

Begin at a found 1" crimped pipe marking the Northwest corner of Lot 70 and the Northeast corner of Lot 69 Pine Crest Subdivision as recorded in Map Book 18 Page 64 in the office of the Judge of Probate, Jefferson County, Alabama, said point lying on the Southern-Most Right of Way of Pine Crest Road (50' ROW) said point also lying on a curve turning to the right, said curve having a radius of 168.14 feet, a central angle of 12 degrees 41 minutes 55 seconds, a chord bearing of North 67 degrees 47 minutes 14 seconds East, and a chord distance of 37.19 feet; Thence run along the arc of said curve and along said Right of Way for a distance of 37.27 feet to a set 5/8 inch capped rebar stamped CA-560LS; Thence run North 73 degrees 47 minutes 20 seconds East along North line of said Lot 70 for a distance of 62.92 feet to a found 3/8 inch rebar, said point marking the Northeast corner of lot 70 and the Northwest corner of Lot 71; Thence leaving said Right of Way run South 25 degrees 08 minutes 44 seconds East for a distance of 119.21 feet to a found 1/2 inch rebar, said point lying on the South line of said Lot 71; Thence run South 52 degrees 27 minutes 59 seconds West along the South line of said Lots 70 and 71 for a distance of 20.06 feet to found 1 inch crimped pipe said point marking the Southeast corner of said Lot 70; Thence continue along the last described course and now the South line of Lot 70 for a distance of 40.00 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point marking the Southwest corner of said Lot 70 and the Southeast corner of Lot 69, Thence run North 40 degrees 55 minutes 44 seconds West along West line of said Lot 70 and along East line of said Lot 69 for a distance of 348.42 feet to the POINT OF BEGINNING. Said parcel contains 10,545 square feet or 0.24 acres, more or less.

I, hereby certify (or 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.

Date:

Derek S. Meadows, FLS
Alabama License No. 29996
Planning Commission Application
PART I

Project Data

Address of Subject Property  4851 Mill Springs Circle, 35223

Zoning Classification   A

Name of Property Owner(s)  Brian & Caitlin Gregory

Phone Number  205-541-7788  Email bgreg123@icloud.com

Name of Representative Agent (if applicable)

Phone Number  ___________________________  Email ___________________________

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.
P-21-07 & P-21-08

P-21-07

Petition Summary
Request to rezone a parcel of land, recently annexed into the city of Mountain Brook, from its current temporary zoning (Residence-A district) to permanent zoning (Residence-A district).

Background/Analysis
On January 12, 2021, the city council annexed the subject property into Mountain Brook. Per Ordinance 1347 temporary zoning of Res-A was automatically assigned for the interim period between annexation and the assignment of permanent zoning to the property.

Although the lot is 76,000 square feet, the council-approved covenants (attached) anticipate Res-A zoning, with a restriction that no further subdivision of the property be permitted.

** The Planning Commission's roll in this rezoning case is to make a recommendation to the city council.

Subject Property and Surrounding Land Uses
The subject property contains a single family dwelling and is surrounded by the same.

Affected Regulation
Article III, Residence A District; Section 129-34, Area and Dimensional Requirements

P-21-08

Resurvey in 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.

** The Planning Commission’s roll in this resurvey case is to dispense with the case. A vote to approve may be made prior to the council finalizing the zoning to Res-A.
• **Project Data:**

  NAME: Gregory’s Addition to Mill Springs Circle

  CURRENT ZONING: Residence A

  PROPOSED ZONING: Residence A

  OWNERS: Brian and Caitlin Gregory

  LOCATION: 4851 Mills Springs Road
ORDINANCE NO. 2096

4851 Mill Springs Circle, 35223
23-00-36-3-001-003.000
1.74 +/- acres

AN ORDINANCE TO ALTER AND REARRANGE THE BOUNDARY LINES OF THE CITY OF MOUNTAIN BROOK, ALABAMA, SO AS TO INCLUDE WITHIN THE CORPORATE LIMITS CERTAIN OTHER TERRITORY CONTIGUOUS TO SAID CIT

WHEREAS, Brian Thomas Gregory and Caitlin Skislak Gregory ("Petitioners") have caused to be signed and filed a written petition with the City of Mountain Brook, an incorporated municipality located in the State of Alabama (the "City"), stating that the Petitioner is the owner of the hereinafter described property which is contiguous to the city limits of the City and that no part of the Property is within the corporate limits of any other municipality, and asking that the Property be annexed to the City pursuant to § 11-42-21, et seq., Code of Alabama (1975).

WHEREAS, the petition contained an accurate description of the property and the signatures of all the owners of the property or persons with legal authority to act therefor, and the petition was accompanied by a map of the property showing its relationship to the corporate limits of the City; and

WHEREAS, the City Council has determined that the property is contiguous to the City and that no part of the property is within the corporate limits of any other municipality; and

WHEREAS, to induce the City to annex the property, the Petitioners have agreed to subject the property to certain restrictive covenants; and

WHEREAS, the City Council has determined that, if the property is made subject to the covenants, it will be in the public interest that the property be annexed to the City;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mountain Brook, Alabama, as follows:

Section 1. Alteration of Corporate Limits. That under the provisions of the Code of Alabama (1975) § 11-42-21, the corporate limits of the City of Mountain Brook, Alabama, be, and the same are altered and rearranged so as to include, in addition to the territory already within the corporate limits of said City, the Property described in Exhibit "A" and illustrated in the accompanying map entitled Exhibit "B," which are attached hereto and made a part hereof, which Property is contiguous to said City of Mountain Brook, Alabama, and not within the corporate limits of any other municipality.

Section 2. Zoning. The zoning of the Property described in Exhibit "A" attached hereto will be temporarily assigned to the zoning district set forth in City of Mountain Brook Ordinance No. 1347.
Section 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. If any part, section, or subdivision of this ordinance or documents, map, or petition to which it may refer shall be held unconstitutional or invalid as to any portion of the territory annexed herein, such holding shall not be construed to impair or invalidate the ordinance as to the territory not included in or affected by such holding.

Section 4. Publication. The City Clerk shall file a certified copy of the Property described in Exhibit "A" attached hereto, and a certified copy of this ordinance with the Probate Judge of the county in which the Property is located, and also cause a copy of this ordinance to be published as provided by law.

Section 5. Effective Date. This ordinance shall be effective upon its publication as provided by law and upon restrictive covenants, in a form similar to Exhibit "C" attached hereto, binding upon the owners and all successors in title thereto, being executed and recorded in the Probate Court of Jefferson County, Alabama, no later than January 18, 2021.

Section 6. 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.


[Signature]
Council President

APPROVED: The 12th day of January, 2021.

[Signature]
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 regular meeting on the 12th day of January, 2021, as same appears in the minutes of record of said meeting, and published by posting copies thereof on the 13th day of January, 2021, at the following public places, which copies remained posted for five (5) days as provided by law:

City Hall, 56 Church Street
Gilechrist Pharmacy, 2850 Cahaba Road

Overton Park, 3020 Overton Road
Cahaba River Walk, 3503 Overton Road

City Clerk

[Signature]
TO THE CITY CLERK AND THE CITY COUNCIL OF THE CITY OF MOUNTAIN BROOK, A MUNICIPAL CORPORATION IN THE STATE OF ALABAMA:

The undersigned (is the owner) (are the owners) of the property described in Exhibit A attached hereto ("Property"), which is contiguous to the corporate limits of the City of Mountain Brook, a municipal corporation in the State of Alabama ("City"). No part of the Property is within the corporate limits or police jurisdiction of any other municipality. (I) (We) hereby file this petition with the City Clerk of the City and request that the Property be annexed to the City, pursuant to the Code of Alabama 1975, §11-42-21, et seq. A map of the Property, which shows its relationship to the corporate limits of the City, is attached hereto as Exhibit B.

In witness whereof, the undersigned (has) (have) signed this petition on the 5th day of January, 2021.

Y. Douglas Clement
Witness

(signature)

Brian Gregory
(print or type name on this line)

Caitlin Gregory
(print or type name on this line)
SEND TAX NOTICE TO:  
Brian Thomas Gregory and Caitlin Skislaw Gregory

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243 
TVL.2000628

WARRANTY DEED

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Susan Whitehouse, an unmarried woman; Scott Whitehouse, an unmarried man; and Bryan Whitehouse, an unmarried man, whose address is 4851 Mill Springs Circle, Mountain Brook, AL 35223 (hereinafter “Grantor”, whether one or more), by Brian Thomas Gregory and Caitlin Skislaw Gregory, whose address is 4851 Mill Springs Circle, Mountain Brook, AL 35223 (hereinafter “Grantee”, whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee Brian Thomas Gregory and Caitlin Skislaw Gregory, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, the address of which is 4851 Mill Springs Circle, Mountain Brook, AL 35223, to-wit:

Description of a parcel of land in the North 1/2 of the Southwest 1/4 of Section 36, Township 17 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows: Begin at the Southwest corner of Lot 16 Mill Springs Circle as recorded in Map Book 162, Page 11, in the Office of the Judge of Probate, Jefferson County, Alabama; thence run in a northwesterly direction along the northeasterly line of said Lot 16 for a distance of 194.16 feet to the southwesterly corner of Lot 4A of said Mill Springs Circle; thence turn an angle to the right of 90°00' and run in a northeasterly direction along the Southeast line of said Lot 4A for a distance of 100.00 feet; thence turn an angle to the left of 90°00' and run in a northwesterly direction along the Northeast line of said Lot 4A for a distance of 100.00 feet to the Southeast right-of-way line of Mill Springs Circle Road, said right-of-way being 50.00 feet in width; thence turn an angle to the right of 90°00' and run in a northeasterly direction along said Southeast right-of-way line for a distance of 40.00 feet to the beginning of a curve to the right, said curve having a radius of 231.29 feet and a central angle of 46°49'59"; thence run in a northeasterly direction along the arc of said curve and said Southeast right-of-way line for a distance of 189.05 feet to a point in said Southeast right-of-way line where the right-of-way expands to 70.00 feet in width; thence turn an angle to the right of 113°24'59.5" to the chord and run radially to said curve in a southerly direction for a distance of 10.00 feet; thence turn an angle to the left of 87°24'59.5" to the chord of a curve in said Southerly right-of-way line, said curve having a radius of 221.29 feet and a central angle of 5°10'01"; thence run in an easterly direction for a distance of 9.96 feet along the arc of said curve to the end of said curve; thence run in an easterly direction tangent to said curve for a distance of 88.00 feet to a point on a curve to the right intersection of Mill Springs Circle and Mill Springs Road, said curve on the intersection 221.29 feet and a central angle of 90°00'; thence run in an easterly to southerly direction along the arc of said curve for a distance of 39.27 feet to the end of said curve; thence run in southerly direction tangent to said curve for a distance of 5.03 feet to the beginning of a curve to right in the Westerly right-of-way line of Mill Springs Road, said curve having a radius of 333.56 feet and a central angle of 31°11'14"; thence run in a southerly to westerly direction along the for distance of 181.60 feet to the end of said curve; thence continue in a southwest to said curve for a distance of 195.84 feet to the point of beginning.
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of $0.00 executed and recorded simultaneously herewith.

SUSAN WHITEHOUSE, SCOTT WHITEHOUSE, AND BRYAN WHITEHOUSE ARE THE SOLE SURVIVING HEIRS AT LAW OF RANDALL S. WHITEHOUSE, a/k/a RANDALL STANLEY WHITEHOUSE; RANDALL S. WHITEHOUSE HAVING DIED ON OR ABOUT JANUARY 4, 2018.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 11th day of December, 2020.

[Signature]
Susan Whitehouse

[Signature]
Scott Whitehouse

[Signature]
Bryan Whitehouse

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, SUSAN WHITEHOUSE, SCOTT WHITEHOUSE, AND BRYAN WHITEHOUSE, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11th day of December, 2020.

[Signature]
Notary Public
STATE OF ALABAMA
JEFFERSON COUNTY

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, Brian & Caitlin Gregory is the owner of the following described real property, located in Jefferson County, Alabama, with an address of 4851 Mill Springs Cir, Mountain Brook, AL 35223, more particularly described on Exhibit "A" and illustrated in the accompanying map entitled Exhibit "B," which are attached hereto and made a part hereof; and

WHEREAS, the undersigned desires to subject said Property with the conditions, limitations, and restrictions hereinafter set forth.

The undersigned does hereby expressly engraft the following restrictive and protective covenants, conditions, covenants, and limitations on the real property hereinafter described in Exhibit A attached hereto:

I. EXCLUSIVE RESIDENTIAL USE AND IMPROVEMENTS.

A. The Property shall be used for single-family residential purposes only and for no other use or purpose.

B. Any residence constructed on the Property shall contain a minimum of 4,500 square feet of heated and cooled area.

C. The exterior of the residence constructed on the Property must be of brick or better material, and such residence shall have a pitched roof.

D. The residence constructed must contain a minimum of a two (2) car garage or parking area within a basement.

E. The Property shall not be further subdivided.

II. GENERAL PROVISIONS.

A. The Owner of the Property shall use his or her best efforts to prevent the development or occurrence of any unclean, unsightly, or unkempt conditions of buildings or grounds on such Property which shall tend to decrease the beauty of the specific area or the neighborhood as a whole.

B. No weeds, underbrush, or other unsightly growth shall be permitted to grow or
remain from the building line forward and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain upon any part of the Property.

C. No vegetables or other crops may be grown on the front yard of any house on the Property.

D. No trash, garbage, or other refuse shall be dumped, stored, or accumulated on the Property. Trash, garbage, or other waste shall not be kept on the Property except in sanitary containers or garbage compactor units.

E. No structure of temporary character such as a trailer, mobile home, manufactured home, double-wide manufactured home, tent, or shack shall be used as a residence either temporarily or permanently.

III. GENERAL PROVISIONS.

A. Each and every covenant and restriction contained herein shall be considered to be an independent and separate covenant and agreement and in the event any one or more of said covenants or restrictions shall, for any reason, be held invalid or unenforceable, all remaining covenants and restrictions shall nevertheless remain in full force and effect in all matters and respects.

B. The covenants and restrictions herein shall enure to the benefit of the land described above and shall run with the land. If any person shall violate or attempt to violate any of such restrictions or covenants, it shall be lawful for the undersigned or the City of Mountain Brook, Alabama: (a) to prosecute proceedings at law for the recovery of damages against the person or persons so violating or attempting to violate any such covenant or restriction, or (b) to maintain an action in equity against the person or persons so violating or attempting to violate any such covenant or restriction for the purpose of preventing such violation; provided, however, that the remedies contained in this paragraph shall be construed as cumulative of all other remedies now or hereafter provided by law.

C. The restrictions, covenants and provisions contained herein shall remain in full force and affect for a period of twenty-five (25) years from the date hereof, after which time said restrictive covenants and provisions shall be automatically extended for successive periods of ten (10) years.

IN WITNESS WHEREOF, (owner(s)), who is/are fully authorized, executes this Declaration of Protective Covenants on the ___ day of December, 2020.

ATTEST:

__________________________  __________________________
[Signature]

__________________________  __________________________
[Signature]
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority in and for said county and state hereby certify that

Caitlin and Brian Gregory

whose name is signed to the foregoing Declaration of Protective Covenants and who is known to me, acknowledged before me on this day that, being informed of the contents, has full authority and has executed the same voluntarily.

Given under my hand and official seal on this 15th day of December, 2020.

BAILEY BULLOCK
Notary Public
Alabama State at Large

Signature

Notary Public
My commission expires: May 15, 2024
1. Print name(s) of property owner(s).
   Brian Gregory
   Caitlin Gregory

2. Insert the attached Schedule 1 the legal description of the property owned by the undersigned for which an annexation petition has been filed ("Property").

3. Provide the following information about the Property:
   a. Address: 4851 Mill Springs Cir.  
      Mountain Brook, AL 35223
   b. Size of property: 1.74 acres, or  
      __________ square feet
   c. Number of residents: 2
   d. Number of residents of voting age  
      (18 years of age and or older): 2
   e. Number of registered voters: 2

4. Provide the following information with respect to each person residing on the Property who is under the age of 22 years. If more than one such person resides on the Property, use an additional sheet, if necessary, to provide information for such additional person(s).
   a. Name: N/A
   b. Age: ______
   c. Grade in school, during the current school term: ________
   d. School presently attended: ____________________________

5. What is the present use of the Property?  Vacant property

6. What is the anticipated use of the Property? Build a house.

7. Is the Property under contract with the City of Mountain Brook for fire protection services?  
   YES ☑  NO ( )
8. Attach a copy of the deed by which the Property was conveyed to the present owner(s).

In witness whereof, the undersigned (has) (have) executed this questionnaire on the 5th day of January, 2021.

[Signatures]

(signature of owner)

(signature of owner)

Witness

Witness
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REST. COVENANT/RELEASE OF Instrument.: 2021004945

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Document Total: $22.00

ORD AND PETITION FOR ANNE Instrument.: 2021004946

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Planning Commission Application
PART I

Project Data

Address of Subject Property  3650 Bethune Drive Mountain Brook, AL 35233

Zoning Classification  __Residence A District__

Name of Property Owner(s)  __Mountain Brook Board of Education__

Phone Number  205-871-4608  Email______________________________

Name of Representative Agent (if applicable)
__Cole Williams, Goodwyn, Mills, & Cawood, LLC__

Phone Number  205-903-1153  Email__cole.williams@gmcnetwork.com__

Name of Engineer or Surveyor  __Cole Williams, Goodwyn, Mills, & Cawood, LLC__

Phone Number  205-903-1153  Email__cole.williams@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.
Mountain Brook Youth Complex – Phase 2

Scope of Project:

This project consists of all areas between the Youth Fields 3, 4, 5, & 6. Existing restroom and concessions building will be demolished and new restrooms and concessions building will be built. Other items include: a large pavilion for shade, Concrete plaza between all fields, Shade pavilions at each field, batting cage roof coverings, dugout renovations, backstop improvements, and new scoreboards at fields 3-6. Pedestrian lighting will be added in the areas between the fields. LED Sports Field Lighting was completed in Phase 1. This phase of work will be done in one phase of construction and accessed off I-459 (May to August).

Mountain Brook Field 1 Improvements

Scope of Project:

This project consists of a total field renovation and conversion to synthetic turf playing surface. The field’s orientation is being rotated to allow for 2 little league games to be played on the same field. A restroom and shade structure are being proposed as well as concrete sidewalks connecting to all parts of the field. The field will be all new construction of synthetic turf with Musco sports LED field lighting with same number of existing poles. Construction access will be from I-459 and this work will be done in one phase of construction (May to August).
Petition Summary
Request to amend the master development plan for the Mountain Brook Youth Complex and Athletic Field #1 at the Mountain Brook High School.

Analysis
Please see attached Applicant Request for a detailed overview of the scope of the project.

Parking Demand
No increase in on-site parking demand is anticipated as a result of the proposed improvements.

Subject Property and Surrounding Land Uses
The subject property is surrounded by single family zoning to the north, west, and south; with Interstate 459 to the east.

Affected Regulation
Article III, Residence A District; Section 129-32, Conditions on Certain Permitted Uses.

Appends
LOCATION: 3650 Bethune Drive

ZONING DISTRICT: Residence-A

OWNER: Mountain Brook Board of Education
COLORS:
- COLOR NAME: WHITE
  PANTONE COLOR NUMBER: WHITE
- COLOR NAME: GOLD - SCHOOL COLOR
  PANTONE COLOR NUMBER: VERIFY WITH SCHOOL
- COLOR NAME: GREEN - SCHOOL COLOR
  PANTONE COLOR NUMBER: VERIFY WITH SCHOOL
- COLOR NAME: BROWN
  PANTONE COLOR NUMBER: BROWN
- COLOR NAME: BLACK
  PANTONE COLOR NUMBER: BLACK
- COLOR NAME: FIELD GREEN
  PANTONE COLOR NUMBER: GREEN
- COLOR NAME: LIGHT GREEN
  PANTONE COLOR NUMBER: GREEN

NOTES:
- FIELD TO BE BUILT IN ACCORDANCE WITH AHSAA STANDARDS
- ALL COLORS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
ROOF LEGEND
- Cedar shake shingle roofing on underlayment
- Copper ridge cap
- Line of wall below
- Prefinished metal drip edge
- Prefinished metal rain diverter
- Cedar shake hip ridge

ROOF KEY NOTES
- Cedar shake shingle roofing on underlayment
- Copper ridge cap (vented)
- Line of wall below
- Prefinished metal drip edge
- Prefinished metal rain diverter
- Cedar shake hip ridge

CEILING LEGEND
- Plywood soffit with 1x2 wood battens
- 2x6 wood decking / soffit

LIGHTING
- Surface mounted light fixture

MECHANICAL
- Exhaust fan grille
- Electric heater surface mounted

FIELD 1 BUILDING
REFLECTED CEILING PLAN

ROOF DETAIL

A1.1 NOT TO SCALE

GMC REFERENCES

BC SUBMITTAL
01.29.2021

GMC Project #CBHM190084

2701 1st Avenue S
Birmingham, AL 35233

T: 205.879.4462
GMCNETWORK.COM
BATTING CAGE COVER (SEE ARCH DRAWINGS)

SHADE SAIL, U.S.A. SHADE AS BASIS OF DESIGN. MOUNTED AT 15' HT. COLOR TO BE BLACK. COLOUR SHADE FABRIC. POLES TO BE POWDER COATED BLACK.

BOULDER SIZE TO BE 36"-48" L, 18"-30" W 18"-30" HT.

PLAYGROUND AREA, PLAYGROUND SURFACE AND STRUCTURES NOT IN CONTRACT.

GROUND MOUNT UMBRELLAS

45' HT COMMERCIAL FLAGPOLE WITH INTERNAL CABLE HALYARD BY FEDERAL FLAGS AS BASIS OF DESIGN. POLES TO BE SPACED AT 20' MIN.

16 EACH 30' T-CANTILEVER SHADE SAIL BY SHADE SYSTEMS INC AS BASIS OF DESIGN. POLES TO BE SPACED AT 23' O.C. MIN.

CONCESSIONS, PAVILION, BUILDING SEE ARCHITECTURE.

RESTROOM / UMPIRES / STORAGE BUILDING SEE ARCHITECTURE.

2 EACH 30' T-CANTILEVER SHADE SAIL BY SHADE SYSTEMS, INC AS BASIS OF DESIGN. POLES TO BE SPACED AT 28' MIN.

BOULDER SIZE TO BE 48"-60" L, 24"-42" W 18"-30" HT.

GMC Project #LBHM190024

YOUTH COMPLEX - PHASE II
MOUNTAIN BROOK, ALABAMA

BC SUBMITTAL
02.05.2021

DB
JB
G M C N E T W O R K . C O M
Birmingham, AL 35233

15'-24' HT.

SHEET OF
EXTERIOR SOUTH ELEVATION

- Suspended Fan (see elec)
- Finish Floor 0'-0"
- Concrete Paving (see civil)
- Exposed Steel Column - Painted (see struct)
- Exposed Steel Beam - Painted (see struct)
- Prefinished Metal Ridge Cap
- Prefinished Standing Seam Metal Roofing
- Prefinished Metal Drip Edge
- Cedar Brackets
- Exposed Wood Rafter Tails
- Door & Frame as sched
- Precast Concrete Cap
- SUSPENDED FAN (SEE ELEC)
- EXPOSED STEEL COLUMN - PAINTED
- PREFINISHED METAL RIDGE CAP
- PREFINISHED STANDING SEAM METAL ROOFING
- PREFINISHED METAL Drip EDGE
- CEDAR BRACKETS
- EXPOSED WOOD Rafter TAILS
- DOOR & FRAME AS SCHED
- PRECAST CONCRETE CAP
- CONCRETE PAVING (SEE CIVIL)

EXTERIOR WEST ELEVATION

- Suspended Fan (see elec)
- Finish Floor 0'-0"
- Concrete Paving (see civil)
- Exposed Steel Column - Painted (see struct)
- Exposed Steel Beam - Painted (see struct)
- Prefinished Metal Ridge Cap
- Prefinished Standing Seam Metal Roofing
- Prefinished Metal Drip Edge
- Cedar Brackets
- Exposed Wood Rafter Tails
- Door & Frame as sched
- Precast Concrete Cap
- SUSPENDED FAN (SEE ELEC)
- EXPOSED STEEL COLUMN - PAINTED
- PREFINISHED METAL RIDGE CAP
- PREFINISHED STANDING SEAM METAL ROOFING
- PREFINISHED METAL Drip EDGE
- CEDAR BRACKETS
- EXPOSED WOOD Rafter TAILS
- DOOR & FRAME AS SCHED
- PRECAST CONCRETE CAP
- CONCRETE PAVING (SEE CIVIL)
FLOOR PLAN LEGEND

- TP: Toilet Paper Dispenser
- PT: Paper Towel Dispenser
- SD: Soap Dispenser
- MIR: Mirror
- GB: Grab Bar
- SND: Sanitary Napkin Disposal Unit
- FD: Floor Drain
- DCS: Diaper Changing Station
- US: Utility Sink
- UM: Umpires / Storage
- A1.01a: Sheet of A

ABBREVIATIONS
- OF: Drinking Fountain
- TPD: Toilet Paper Dispenser
- PTD: Paper Towel Dispenser
- SD: Soap Dispenser
- MIR: Mirror
- GB: Grab Bar
- SND: Sanitary Napkin Disposal Unit
- MT: Metal Threshold
- FD: Floor Drain
- DCS: Diaper Changing Station
- US: Utility Sink

RESTROOMS / MENS & WOMENS = 542 SQ FT
UMPIRES / STORAGE AREA = 195 SQ FT

DRAWN BY:
ISSUE DATE:
CHECKED BY: