

PLANNING COMMISSION PACKET

January 31, 2023

Hello All,

Enclosed please find your packet for the meeting of February 6, 2023.

For consideration we have:

- 3 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 (February 6, 2023)
- 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
FEBRUARY 6, 2023
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

FOR APPLICANTS AND PERSONS WHO WISH TO SPEAK, THE MEETING IS TO BE HELD IN-PERSON AT CITY HALL.

ZOOM VIDEO CONFERENCING IS PROVIDED MERELY AS A CONVENIENCE FOR MEMBERS OF THE PUBLIC WHO WISH TO FOLLOW ALONG (BUT WILL NOT BE AFFORDED AN OPPORTUNITY TO SPEAK).

ZOOM ACCESS INSTRUCTIONS MAY BE FOUND ON CITY WEBPAGE AT: MTNBROOK.ORG - CALENDAR (UPPER RIGHT CORNER) - PLANNING COMMISSION – FEBRUARY 6, 2023

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: January 3, 2023
4. **Case P-23-05:** Mills Resurvey, being a Resurvey of Lots 133 and 134, according to the survey of Pine Crest, as recorded in Map Book 18, Page 64, in the Probate Office of Jefferson County, Alabama; situated in the NW ¼ of Section 9, Twp-18S, R-2W, Jefferson County, Mountain Brook, Alabama. **2929 Pine Haven Drive**
5. **Case P-23-06:** Subdivision; Lots 1D and 1E of the Resurvey of Lot 1D of Lane Parke Subdivision as recorded in Map Book 239 at Page 3 in the Office of the Judge of Probate of Jefferson County, Alabama. **Lane Parke**
This is the same plat that was approved by the Planning Commission on January 3, 2023 (P-23-01), but with some additional utility easements noted.
6. **Case P-23-07:** Resurvey of Lots 21 & 22, Block 8 South Highlands; being a resurvey of Lots 21 & 22, Block 8, 1st Addition to South Highlands, as recorded in Map Book 7, Page 105 & 106 in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 6, Twp-18S, R-2W, Jefferson County Alabama. **2419 Park Lane South**
7. Next Meeting: **March 6, 2023**
8. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 2929 Pine Haven Drive, Mountain Brook, AL 35223

Zoning Classification "Residence B District"

Name of Property Owner(s) Mr. and Mrs. Elliott T.W. Mills

Phone Number 205.915.6447 Email ETWMills@Gmail.com

Name of Representative Agent (if applicable)

Phone Number _____ Email _____

Name of Engineer or Surveyor Jeff D. Arrington

Phone Number 205.985.9315 Email Jeff@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.

December 28, 2022

To: City of Mountain Brook Planning Commission

Attn: Tammy Reid, Dana Hazen

Re: 2929 Pine Haven – Mills Resurvey

2929 Pine Haven Drive Mountain Brook, AL 35223 – Mills Resurvey

Good afternoon,

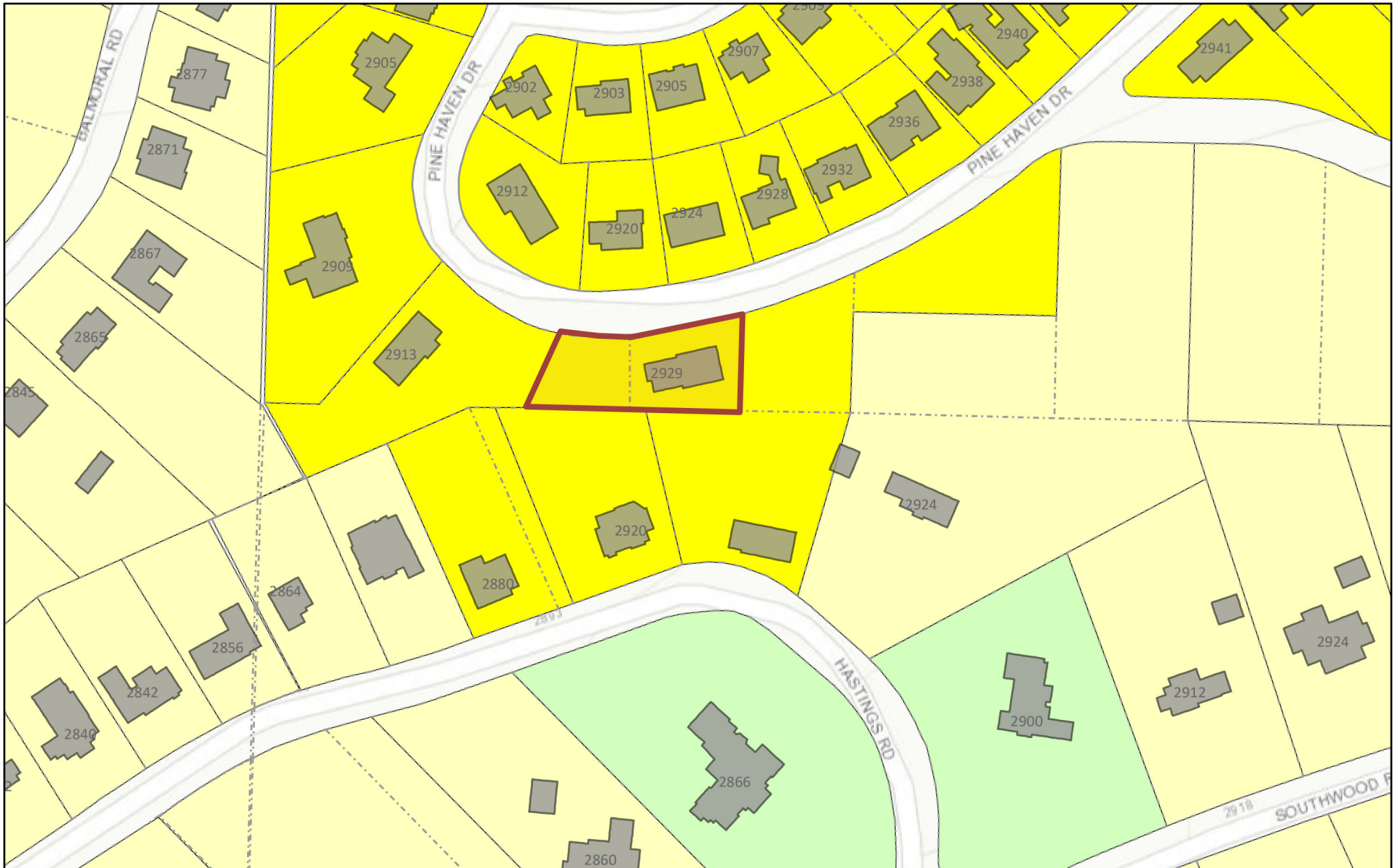
The scope of this proposal involves resurveying lots 133 and 134, according to the survey of Pine Crest, as recorded in Map Book 18, Page 64, in the Probate Office of Jefferson County. The purpose is to combine the two lots into one to facilitate a single family residence.

Please feel free to reach out if you have any questions or concerns.

Elliott T.W. Mills
Elliott T. W. Mills

205.915.6447

P-23-05 Zoning



1/31/2023, 9:25:54 AM

Building Footprints 2020v1 Tax_Parcels 2021

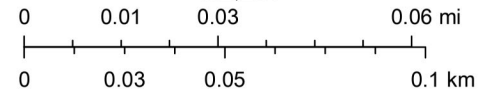
Lot Lines

Estate Residence District

Residence A District

Residence B District

1:2,257



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder

P-23-05

Resurvey in Residence B zoning

- ✓ Resurvey combining 2 lots into 1 lot.
- ☑ **May be approved as a final plat;** the following correction for the final plat is required by the Subdivision Regulations, and **is suggested as condition of approval:**
 - 1) delete the words "and Zoning" from the two Mountain Brook signature blocks;
- ✓ 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.
- ✓ On December 19, 2022 BZA approved Case A-22-31, a request to allow a new single family dwelling to be 30.5 feet from the front property line (Pine Haven Drive), 20 feet from the rear property line (south), and to allow a detached accessory structure (garage) to be 20 feet from the rear property line, all in lieu of the required 35 feet.

- **Project Data:**

NAME: Mills Resurvey

CURRENT ZONING: Residence B

OWNERS: Mr. and Mrs. Elliott T.W. Mills

LOCATION: 2929 Pine Haven Drive



Planning Commission Application PART I

Project Data

Address of Subject Property 2711 Lane Parke Road, 911-931 Jemison Lane, 300-340 Rele St.
360-390 Rele St, 1001-1011 Jemison Lane, 341-361 Rele St.
371-391 Rele Street, 1091 Jemison Lane

Zoning Classification PUD

Name of Property Owner(s) Evson, Inc.

Phone Number 205.960.4428 Email john@evsoninc.com

Name of Representative Agent (if applicable)

Elizabeth Bragg, PE

Phone Number 205 949 3976 Email lizz.bragg@gmcnetwork.com

Name of Engineer or Surveyor Elizabeth Bragg, PE

Phone Number 205 949 3976 Email lizz.bragg@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

2400 5th Avenue South
Suite 200
Birmingham, AL 35233

T (205) 879-4462

www.gmcnetwork.com

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

January 13, 2023

RE:

Ms. Hazen,

The Final Plat document for the resurvey of the Lane Parke Subdivision is being resubmitted at this time for approval. The correct utility easements are shown on this submission per Jefferson County Environmental Services and Birmingham Water Works Board. All improvements proposed by the property owner have been completed and verified by the engineer for compliance with the design documents. If you should have any questions or comments about the documents submitted, please reach out to me at (205) 949-3976 or lizz.bragg@gmcnetwork.com.

Sincerely,

A handwritten signature in black ink that reads 'E Bragg'.

Elizabeth G. Bragg, P.E.
Engineering Project Manager

P-23-06

7-lot Subdivision in existing Planned Unit Development zoning

- ☑ This is the same plat as was approved by the planning commission (Case P-23-01) on January 3, 2023, but with the addition of utility easements as required by Jefferson County Department of Environmental Services.
- ☑ **Can be approved as a final plat.** The purpose of the subdivision is to divide the remaining acreage on which the project improvements are built. *This plat does not dedicate any right-of-way*; proposed right-of-way within Lane Parke shall be reviewed and approved by the City Council under separate review.
- ✓ Meets the Zoning Regulations for the PUD zoning district, as well as the requirements of the adopted Lane Parke PUD.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

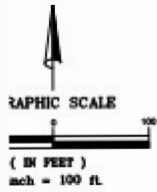
- **Project Data:**

NAME: Lane Parke Phase II

CURRENT ZONING: Planned Unit Development (PUD)

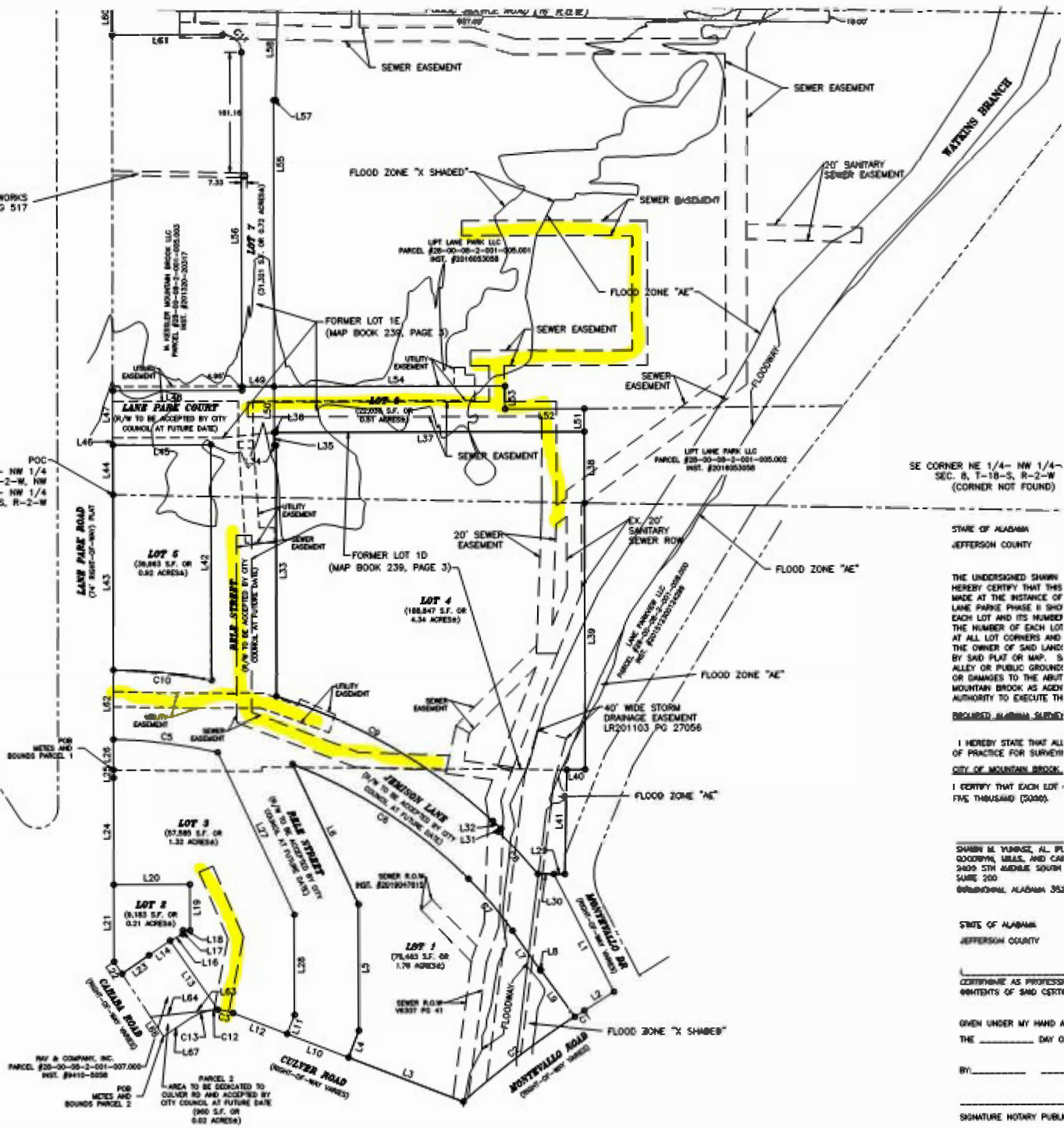
OWNER: Evson, Inc.

LOCATION: Lane Parke Road, Jemison Lane, Rele Street



6' BRIMMINGHAM WATER WORKS
R.O.W. V4258 PG 517

POC
SW CORNER NE 1/4- NW 1/4
SEC. 8, T-18-S, R-2-W, NW
CORNER SE 1/4 - NW 1/4
SEC. 8 T-18-S, R-2-W



STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED SHAWN
HEREBY CERTIFY THAT THIS
MADE AT THE INSTANCE OF
LANE PARK PHASE II SHOW
EACH LOT AND ITS NUMBER
THE NUMBER OF EACH LOT
AT ALL LOT CORNERS AND
THE OWNER OF SAID LAND
BY SAID PLAT OR MAP, IS
ALLEY OR PUBLIC GROUND
OR DAMAGED TO THE ADJ
MOUNTAIN BROOK AS AGED
AUTHORITY TO EXECUTE TH
DECLARED ALABAMA SURVEY

I HEREBY STATE THAT ALL
OF PRACTICE FOR SURVEY
CITY OF MOUNTAIN BROOK.
I CERTIFY THAT EACH LOT A
FIVE THOUSAND (2000).

SHAWN M. YUNGER, AL. PL.
GEOGRAPHER, U.S.A.S. AND C.A.
3809 5TH AVENUE SOUTH
SUITE 200
MOUNTAIN BROOK, ALABAMA 352

STATE OF ALABAMA
JEFFERSON COUNTY

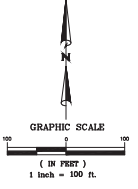
CONTAINING AS PREPARED
CONTENTS OF SAID CERTI

GIVEN UNDER MY HAND A
THE _____ DAY O

BY: _____

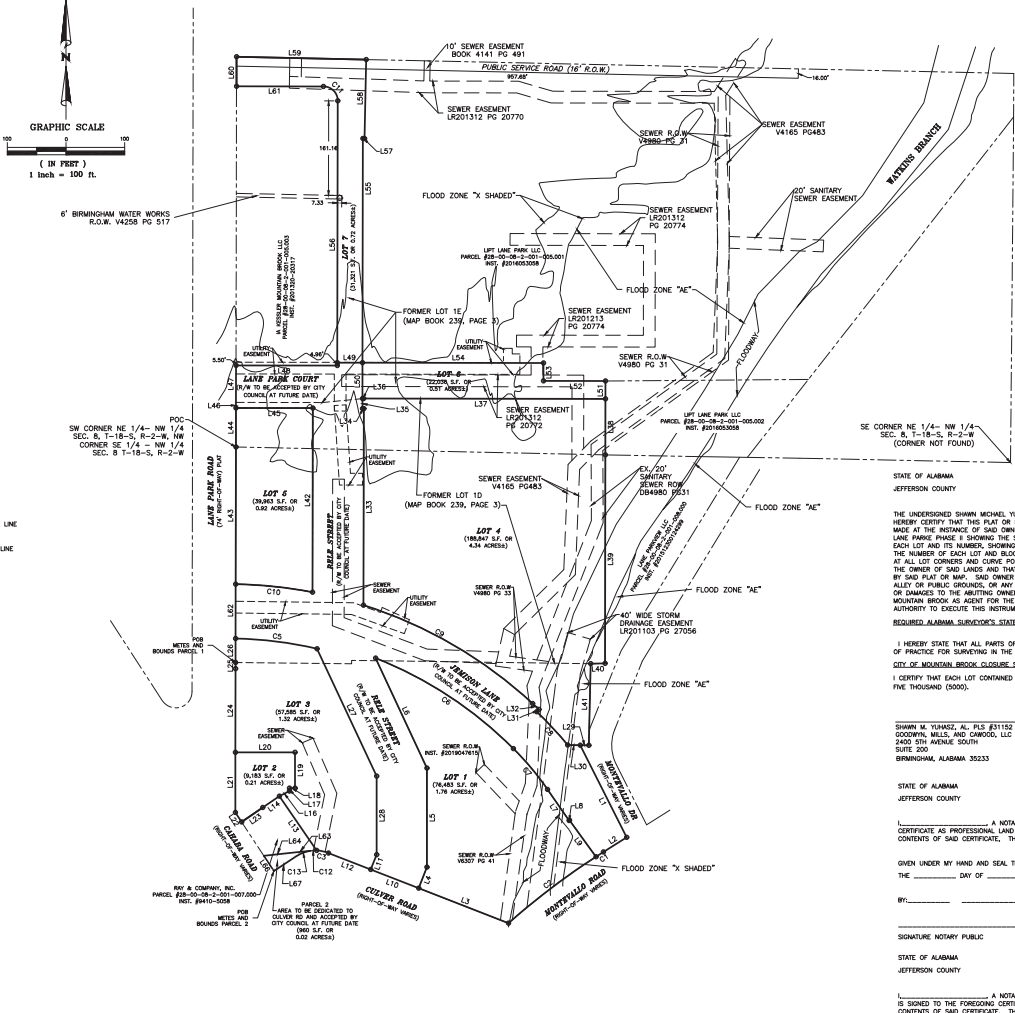
SIGNATURE NOTARY PUBLIC

STATE OF ALABAMA



- Legend listing symbols for various features: P.O.C. of Beginning, Actual, Record, Plat of Record, Property Corner, etc.

Line Table with columns for Line #, Direction, and Length. Includes lines L1 through L20 and L21 through L31.



GENERAL SURVEYOR'S NOTES detailing the survey process, information used, and the surveyor's certification.

Approval and signature lines for the Chairman of the Mountain Brook Planning Commission and the Secretary.

LANE PARKE PHASE II

LEGAL DESCRIPTION: STATE OF ALABAMA, JEFFERSON COUNTY, CITY OF MOUNTAIN BROOK. LOT 10 AND 11 OF THE RESURVEY OF LOT 10 OF LAKE PARKE SUBDIVISION...

THE UNDERSIGNED SHAWN MICHAEL YHAZAZ, PROFESSIONAL LAND SURVEYOR AND LAKE PARKE RETAIL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNER...

STATE OF ALABAMA, JEFFERSON COUNTY. SHAWN M. YHAZAZ, AL. FLS #31152. DATE: [blank]. LAKE PARKE RETAIL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY...

NOTARY PUBLIC section with signature lines for the notary and the commission expires date.

GMC logo and contact information for GMC NETWORK, LLC, including address and phone number.

ISSUE DATE: 02/22/23. FINAL DATE: 02/22/23.

LANE PARKE PHASE II, MOUNTAIN BROOK, ALABAMA. SEC. 8, T-18-S, R-2-W. PROJECT #CBHM70004.

Notary Public seal for Shawn M. Yhazaz, State of Alabama, License No. 31152, Commission Expires 02/22/2025.



Planning Commission Application PART I

Project Data

Address of Subject Property 2419 PARK LANE SOUTH

Zoning Classification RESIDENCE C

Name of Property Owner(s) SCOTT & STACY PULLIAM

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 RAY WEYGAND

Phone Number 205- 942-0086 Email ray@weygandsurveyor.com

Property owner or representative agent must be present at hearing

Plans

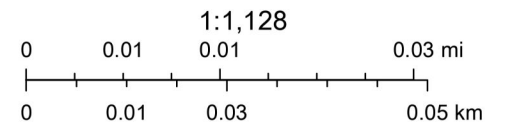
See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

P-23-07 Zoning



1/31/2023, 9:56:34 AM

- Building Footprints 2020v1
- Lot Lines
- Local Business District
- Residence A District
- Residence C District
- Tax_Parcel 2021



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

P-23-07

Resurvey in existing Residence C zoning

- ✓ Resurvey combining 2 lots into 1 lot.
- ☑ **May be approved as a final plat.**
- ✓ Meets the Zoning Regulations for the Res-C 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 Lots 21 & 22, Block 8, South Highlands

CURRENT ZONING: Residence C

OWNERS: Scott and Stacy Pulliam

LOCATION: 2419 Park Lane South

LEGEND

- SQ. FT.....SQUARE FEET
- AC.....ACRES
- +/-.....MORE OR LESS
- Δ.....DELTA ANGLE
- T.....DEFLECTION ANGLE
-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 LOTS 21 & 22 BLOCK 8 SOUTH HIGHLANDS

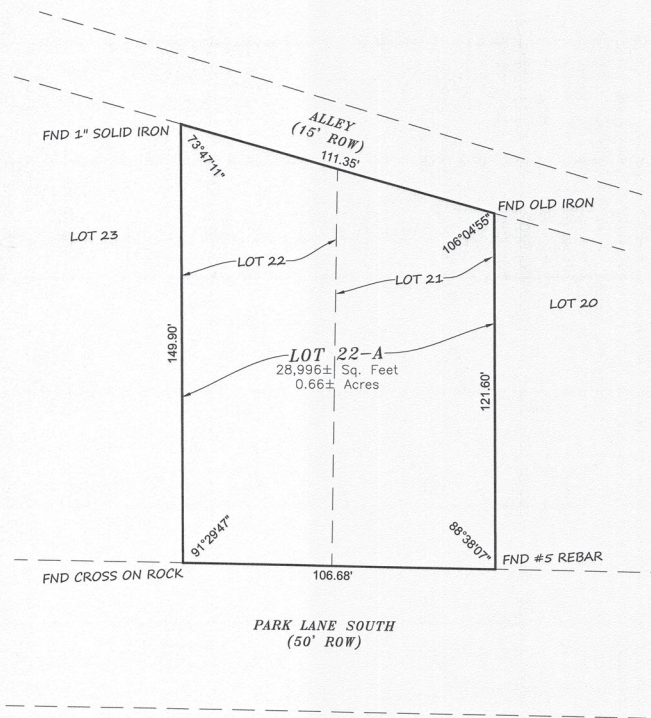
BEING A RESURVEY OF LOTS 21 & 22 BLOCK 8 1ST ADDITION TO SOUTH HIGHLANDS,
AS RECORDED IN MAP BOOK 7 PAGE 105 & 106 IN THE OFFICE OF THE JUDGE OF
PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SE ¼ OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

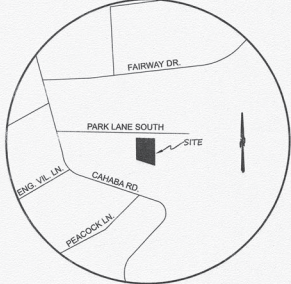
SCALE: 1"=20'

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

DATE: JANUARY 2023



VICINITY MAP (NOT TO SCALE)



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557J, DATED SEPTEMBER 24, 2021.

ZONED: RESIDENCE C

**FRONT SETBACK: 35 FEET
REAR SETBACK : 35 FEET
SIDE SETBACK : 10 FEET**



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Scott Pulliam & Stacy Pulliam, the Owners, 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 LOTS 21 & 22 BLOCK 8 SOUTH HIGHLANDS, 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 1ST ADDITION TO SOUTH HIGHLANDS (MB 7, PG 105 & 106) 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 hereunto set our hands this _____ day of _____, 2023.

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

By: _____
Scott Pulliam - Owner

By: _____
Stacy Pulliam - Owner

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 _____, 2023.

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 Scott Pulliam, 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 _____, 2023.

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 Stacy Pulliam, 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 _____, 2023.

By: _____
Notary Public - My commission expires: _____

APPROVED: _____
Chairman, Mountain Brook Planning Commission

DATE: _____

APPROVED: _____
Secretary, Mountain Brook Planning Commission

DATE: _____

NOTE:
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

APPROVED: _____
Director of Environmental Service

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.