

PLANNING COMMISSION PACKET

June 1, 2023

Hello All,

Enclosed please find your packet for the meeting of June 5, 2023.

For consideration we have:

- 2 clean-up 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 5, 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
JUNE 5, 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 – JUNE 5, 2023

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: April 3, 2023
4. **Case P-23-10:** Fagan's Resurvey of Block 12 1st Add to South Highlands, being a resurvey of the West half of Lot 8 and the East 25 feet of Lot 9, Block 12 1st Addition to South Highlands, Map Book 7, Page 105, as recorded 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. **2106 English Village Lane**
5. **Case P-23-11:** Allemand Resurvey of Crestline Heights, being a resurvey of NW half of Lot 23 and SE 40.5 feet of Lot 24, Block 8 Crestline Heights, as recorded in Map Book 7, Page 16, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SW ¼ of Section 33, Twp-17S, R-2W, Jefferson County Alabama. **133 Main Street**
6. Next Meeting: **Thursday, July 6, 2023**
7. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 2106 English village lane

Zoning Classification _____

Name of Property Owner(s) William & Elizabeth Fagan

Phone Number (205) 382-3293 Email Fagan@cathedraladvent.com

Name of Representative Agent (if applicable)

Phone Number _____ Email _____

Name of Engineer or Surveyor Weygand Surveyors

Phone Number (205) 942-0086 Email OFFICE@weygand
Surveyor.com

Property owner or representative agent must be present at hearing

Plans

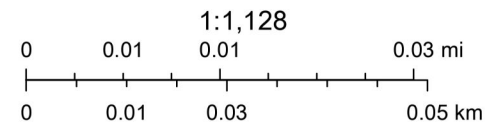
See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

P-23-10 Zoning Map



5/24/2023, 2:14:56 PM

- Pavement
- Building Footprints 2020v1
- Lot Lines
- Tax_Parcels 2021
- Residence C District



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

ArcGIS Web AppBuilder

P-23-10

Resurvey in Residence C zoning

- ✓ “Clean-up” resurvey clean-up resurvey eliminating an interior legacy lot line within existing property line boundaries.
- ☑ **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 C) on plat;
 - 2) indicate all required building setbacks.
- ✓ Meets the Zoning Regulations for the Residence 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: Fagan’s Resurvey of Block 12 1st Add to South Highlands

CURRENT ZONING: Residence C

OWNERS: William and Elizabeth Fagan

LOCATION: 2106 English Village Lane

- 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

FAGAN'S RESURVEY OF BLOCK 12 1ST ADD TO SOUTH HIGHLANDS

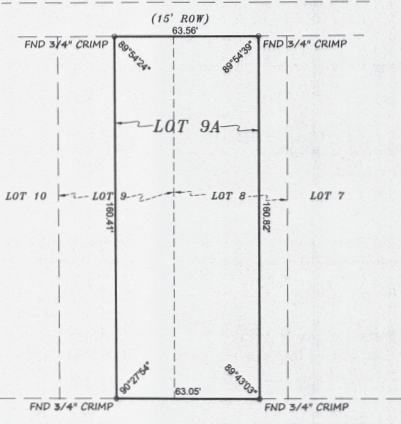
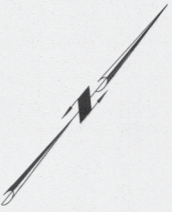
BEING A RESURVEY OF THE WEST HALF OF LOT 8 AND THE EAST 25 FEET OF LOT 9
BLOCK 12 1ST ADDITION TO SOUTH HIGHLANDS, MAPBOOK 7 PAGE 105, AS RECORDED IN
THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

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

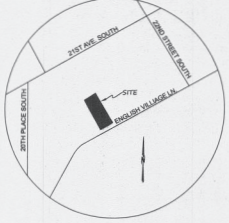
SCALE: 1"=20'

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

DATE: APRIL 2023



VICINITY MAP
(NOT TO SCALE)



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 81073C856J, DATED SEPTEMBER 24, 2021.



**STATE OF ALABAMA
JEFFERSON COUNTY**

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and William Fagan and Elizabeth Fagan, Owner, hereby certify that this plat or map was made pursuant to a contract made for said survey, and that the plat or map was made at the request of said owner, that the plat or map is a true and correct plat or map of said subject premises and known or to be known as FAGAN'S RESURVEY OF BLOCK 12 1ST ADD TO SOUTH HIGHLANDS, showing the subdivisions into which it is proposed to divide said land, giving the length and bearing of the boundaries of each lot and the number, showing the acreage, city 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 location of the lands to the map of '1ST ADD TO SOUTH HIGHLANDS MAPBOOK 7, PAGE 105' and to government survey of Section 6, Township 18 South, Range 2 West, and that no pin has been located at all 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 platting 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.

In Witness Whereof, we have hereunto set our hands this 11 day of April, 2023.

Ray Weygand
Reg. L.S. #24973

William Fagan (Owner)
Elizabeth Fagan (Owner)

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, William Fagan, 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 same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of April, 2023.

Notary Public - My commission expires: 2/1/25



**STATE OF ALABAMA
JEFFERSON COUNTY**

I, William Fagan, a Notary Public in and for said County and State hereby certify that William Fagan, 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 11 day of April, 2023.

Notary Public - My commission expires: 2/1/25



**STATE OF ALABAMA
JEFFERSON COUNTY**

I, Elizabeth Fagan, a Notary Public in and for said County and State hereby certify that Elizabeth Fagan, 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 11 day of April, 2023.

Notary Public - My commission expires: 2/1/25



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 to be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

APPROVED: [Signature] DATE: 4/11/2023
Director of Environmental Service

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

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

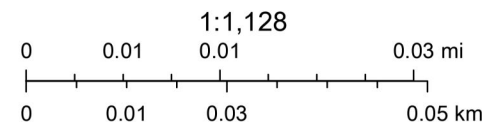
- NOTES:**
- APPROVED IN FORMAT ONLY
 - ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION UNLESS OTHERWISE NOTED. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT.
 - BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
 - 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 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.

P-23-10 Aerial



5/24/2023, 2:16:51 PM

----- Lot Lines Aerial 2021
Red: Band_1 Green: Band_2 Blue: Band_3



Jefferson County Department of Information Technology, JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder



Planning Commission Application PART I

Project Data

Address of Subject Property 133 main street

Zoning Classification _____

Name of Property Owner(s) Michael & Carrie Allemand

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

Weygand Surveyors

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

Name of Engineer or Surveyor Ray Weygand

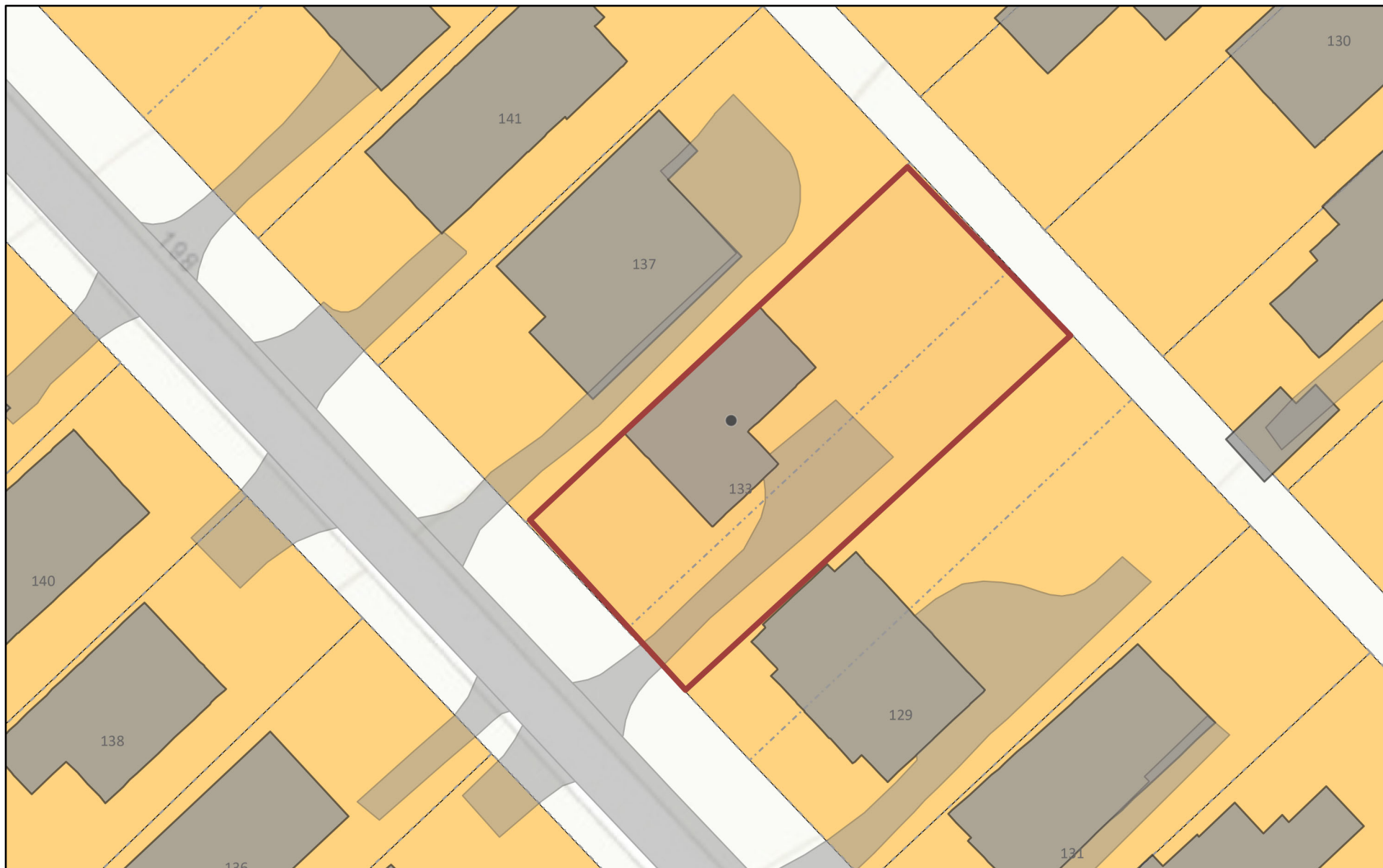
Phone Number Same Email _____

Property owner or representative agent must be present at hearing





Plans

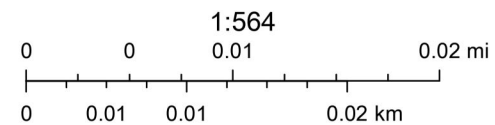
See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

P-23-11 Zoning Map



5/24/2023, 2:28:01 PM

-  Pavement
-  Building Footprints 2020v1
-  Lot Lines
- Tax_Parcels 2021**
-  Residence C District



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

P-23-11

Resurvey in Residence C zoning

- ✓ “Clean-up” resurvey clean-up resurvey eliminating an interior legacy lot line within existing property line boundaries.
- ☑ **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 C) on plat;
 - 2) indicate all required building setbacks.
- ✓ Meets the Zoning Regulations for the Residence 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: Allemand Resurvey of Crestline Heights

CURRENT ZONING: Residence C

OWNERS: Michael and Carrie Allemand

LOCATION: 133 Main Street

ALLEMAND RESURVEY OF CRESTLINE HEIGHTS

BEING A RESURVEY OF NW HALF OF LOT 23 & SE 40.5 FT OF LOT 24 BLOK 8 CRESTLINE HEIGHTS, AS RECORDED IN MAP BOOK 7 PAGE 16 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

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

SCALE: 1"=20'

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

DATE: APRIL 2023



- LEGEND**
- sq. ft. SQUARE FEET
 - ac. ACRES
 - +/- MORE OR LESS
 - Δ DEFLECTION ANGLE
 - ∠ 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

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Michael Allemand & Corrie Allemand, 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 ALLMAND RESURVEY OF CRESTLINE HEIGHTS, 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, ditches and public grounds, giving the length and bearings of the boundaries of each lot and its number, as well as the number of each lot and block, and showing the location of the lands to the map of Crestline Heights (Mill 7, PG 16) 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 16th day of April, 2023.

By: [Signature]
Ray Weygand
Reg. L.S. #24973

By: [Signature]
Michael Allemand - Owner

By: [Signature]
Corrie Allemand - Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, [Signature], 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, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of April, 2023.

By: [Signature]
Notary Public - My commission expires 6/1/25



STATE OF ALABAMA
JEFFERSON COUNTY

I, [Signature], a Notary Public in and for said County and State hereby certify that Michael Allemand, 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 16th day of April, 2023.

By: [Signature]
Notary Public - My commission expires 6/1/25



STATE OF ALABAMA
JEFFERSON COUNTY

I, [Signature], a Notary Public in and for said County and State hereby certify that Corrie Allemand, 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 16th day of April, 2023.

By: [Signature]
Notary Public - My commission expires 6/1/25



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

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

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: [Signature] for David Dennis DATE: 5-23-23
Director of Environmental Services

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.

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.

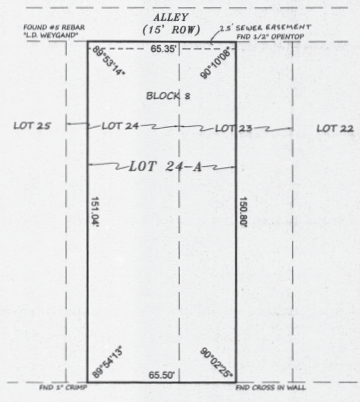
ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

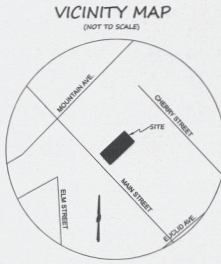
NO FENCE SHALL IMPED THE FLOW OF WATER IN ANY DRAINAGE WAY.

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.



MAIN STREET (50' ROW)



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE 'X') AS PER MAP NO. 01073C0394G, DATED SEPTEMBER 29, 2006.

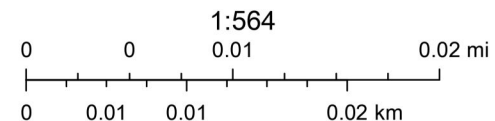


P-23-11 Aerial



5/24/2023, 2:30:04 PM

----- Lot Lines Aerial 2021
Red: Band_1 Blue: Band_3
Green: Band_2



Jefferson County Department of Information Technology, JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder