

PLANNING COMMISSION PACKET

March 28, 2024

Hello All,

Enclosed please find your packet for the meeting of April 1, 2024.

For consideration we have:

- 2 resurveys
- 4 solar array

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 (April 1, 2024)
- 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
APRIL 1, 2024
PRE-MEETING: (ROOM A106) 4:45 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 – April 1, 2024

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: March 4, 2024
4. **Case P-24-02: Michael and Karen Griffith** request approval of Griffith Addition to Peacock Lane, being a Resurvey of Lots 2-A and 3-A, according to the Resurvey of Lots 2, 3 and 4, Block 7, First Addition to South Highlands, as recorded in Map Book 157, Page 13, and Lots 5 and 6, Block 7, according to the Survey of first Addition to South Highlands as recorded in Map Book 7, Pages 105 and 106, in the Probate Office of Jefferson County, Alabama; situated in a Portion of the SE ¼ of Section 6, Twp-18S, R-2W. - **2320 Peacock Lane**
5. **Case P-24-03: Jobe and Kathleen Fix** request approval of Fix Resurvey of Cherokee Bend North Sector, being a Resurvey of Lots 6 & 7, Block 3, Duncan and Gilliam Addition to Cherokee Bend North Sector 2nd Addition recorded in Map Book 154, Page 37, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NE ¼ of Section 36, Twp-7S, R-2W, Jefferson County, Alabama. - **3501 Grand Rock Circle**
6. **Case P-24-04: Charles Bell** requests approval for the installation of an alternative solar energy system consisting of roof mount arrays. – **3653 Shamley Drive**
7. **Case P-24-05: MTB Office Park, LLC** requests approval for the installation of an alternative solar energy system consisting of roof mount arrays. – **2 Office Park Circle**
8. **Case P-24-06: MTB Office Park, LLC** requests approval for the installation of an alternative solar energy system consisting of roof mount arrays. – **3 Office Park Circle**

9. **Case P-24-07: TOH, LLC** requests approval for the installation of an alternative solar energy system consisting of roof mount arrays. – **300 (250) Office Park Drive**
10. Next Meeting: **May 6, 2024**
11. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 2320 PEACOCK LANE, MOUNTAIN BROOK 35223

Zoning Classification Residence "C"

Name of Property Owner(s) MICHAEL & KAREN GRIFFITH

Phone Number 205-478-7302 Email MGRIFITH1010@gmail.com

Name of Representative Agent (if applicable)

DAN ALRED JR.

Phone Number 205-870-3390 Email bbsurv@bellsouth.net

Name of Engineer or Surveyor ROWLAND JACKINS ALPS # 18399

Phone Number 205-870-3390 Email bbsurv@bellsouth.net

- ☒ Property owner or representative agent must be present at hearing

Plans

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

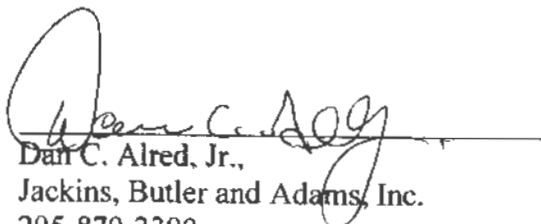
JACKINS, BUTLER & ADAMS, INC.
103 Oglesby Avenue
Homewood, Alabama 35209
205-870-3390

February 26, 2024

GRIFFITH RESURVEY APPLICATION

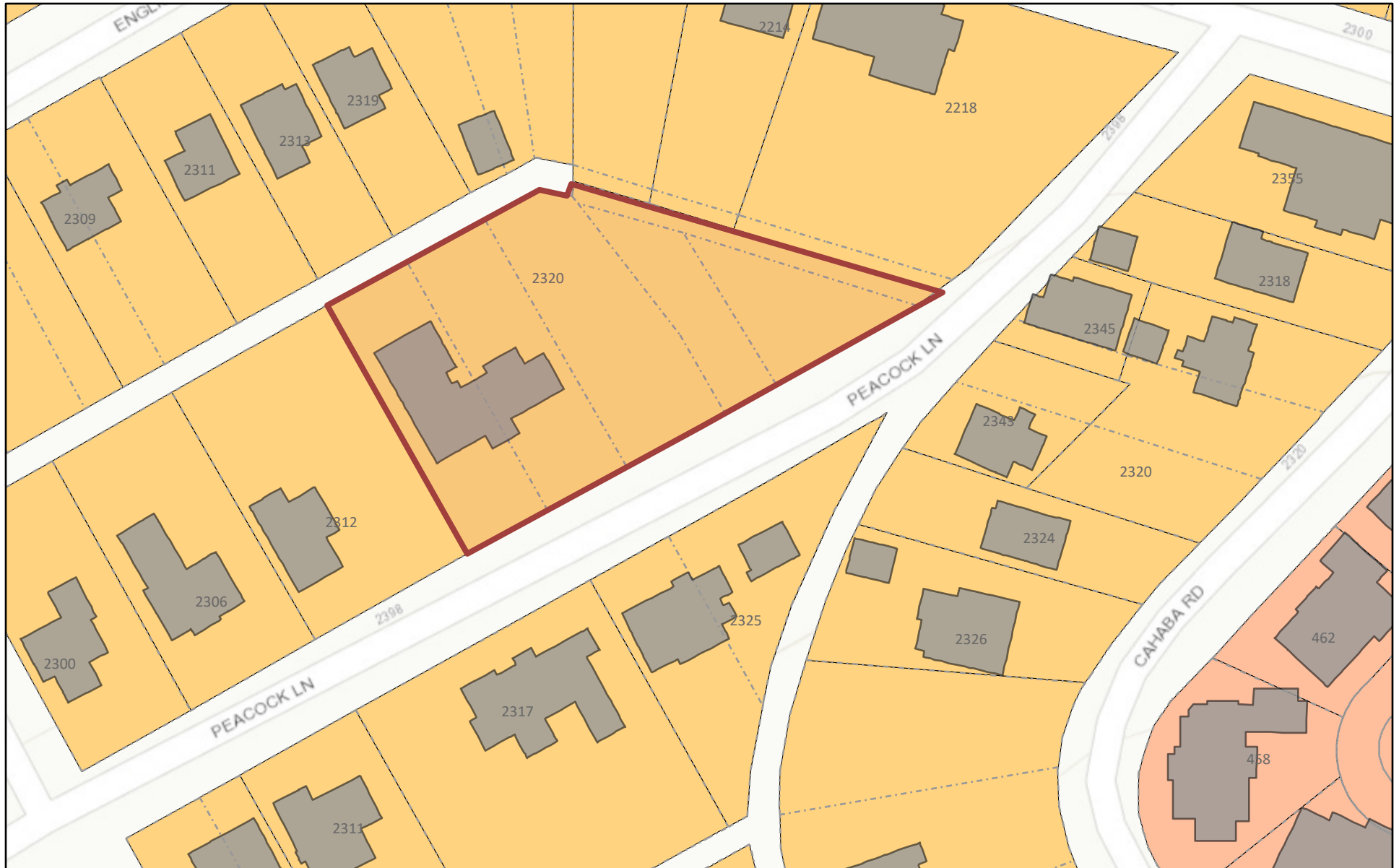
S-1730/23-A

Resurvey request is to combine four previously platted lots into one lot; the four previously platted lots are owned by Michael and Karen Griffith;



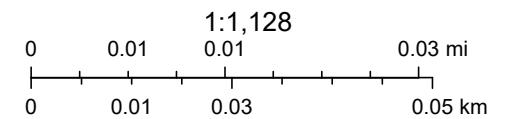
Dan C. Alred, Jr.,
Jackins, Butler and Adams, Inc.
205-870-3390

P-24-02 Zoning



3/27/2024, 12:42:42 PM

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



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

ArcGIS Web AppBuilder

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

P-24-02

Resurvey in existing Residence C zoning

- ✓ Resurvey combining four lots into one 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.

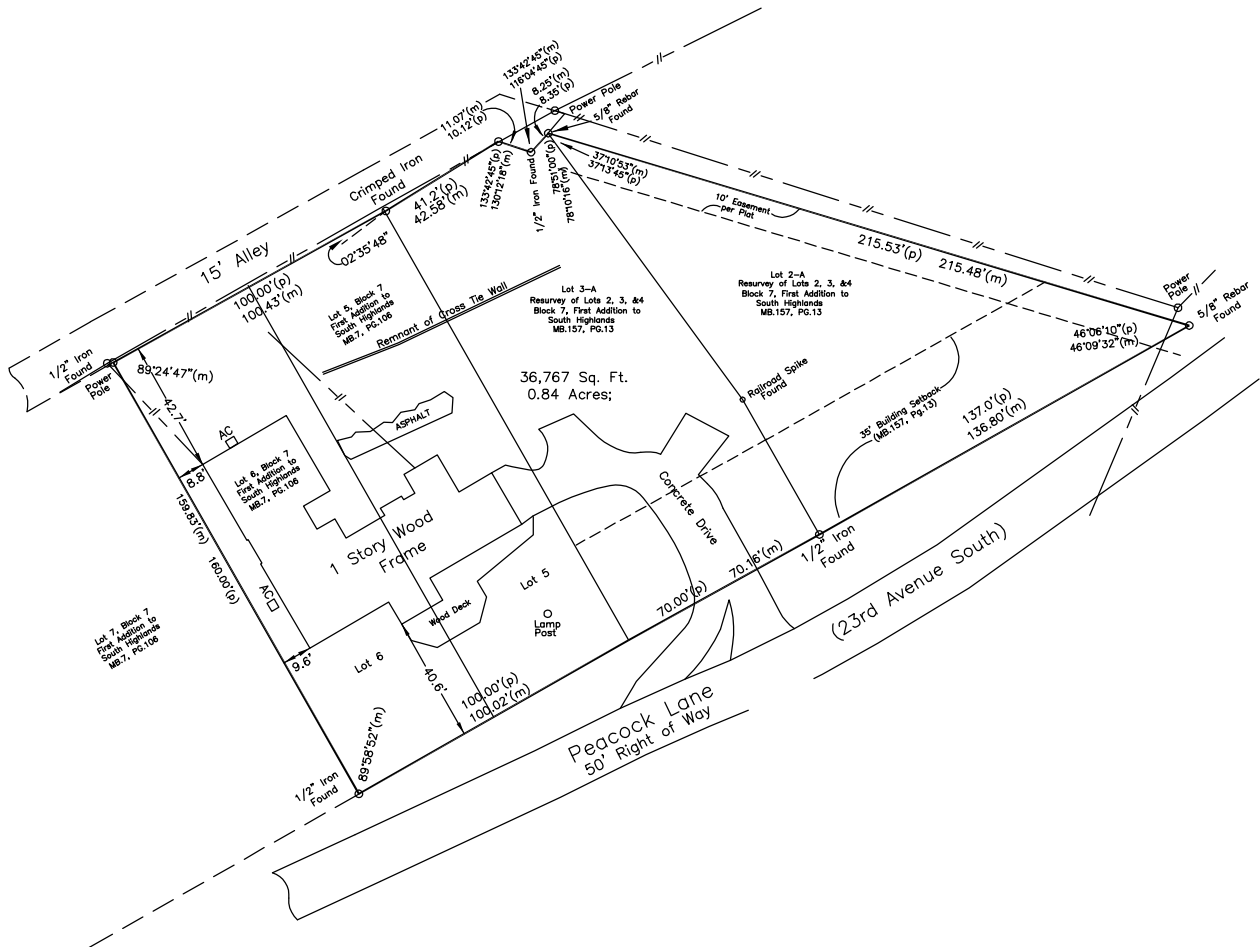
- **Project Data:**

NAME: Griffith Addition to Peacock Lane

CURRENT ZONING: Residence C

OWNERS: Michael and Karen Griffith

LOCATION: 2320 Peacock Lane



NOTES:

1. Date of Fieldwork: December 18, 2023;
2. This property is located in Zone "X", according to the Federal Insurance Administration "Flood Hazard Boundary Map" Panel 557 of 755, Map Number 01073C0557J, Jefferson County, Alabama, dated September 24, 2021; site is not located in a special flood hazard area;
3. Total Acreage of site = 36,767 Square Feet; 0.84 Acres;
4. Property is Zoned Residence C District; setbacks are: Front Setback=35 feet; Rear Setback=35 Feet; Side Setbacks= 10 feet; Maximum Building Area = 35 percent of Total Lot Area; Allowable impervious surfaces area = 5% more than maximum building area;

CERTIFICATE

I hereby state that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

February 19, 2024

Date

Rowland Jackins, Ala. PLS No. 18399



BOUNDARY AND ASBUILT SURVEY

2320 Peacock Lane, Mountain Brook 35223

In A Portion of the Southeast Quarter of
Section 6, Township 18 South, Range 2 West,
Jefferson County, Alabama

Scale: 1 Inch = 40 Feet January 2013

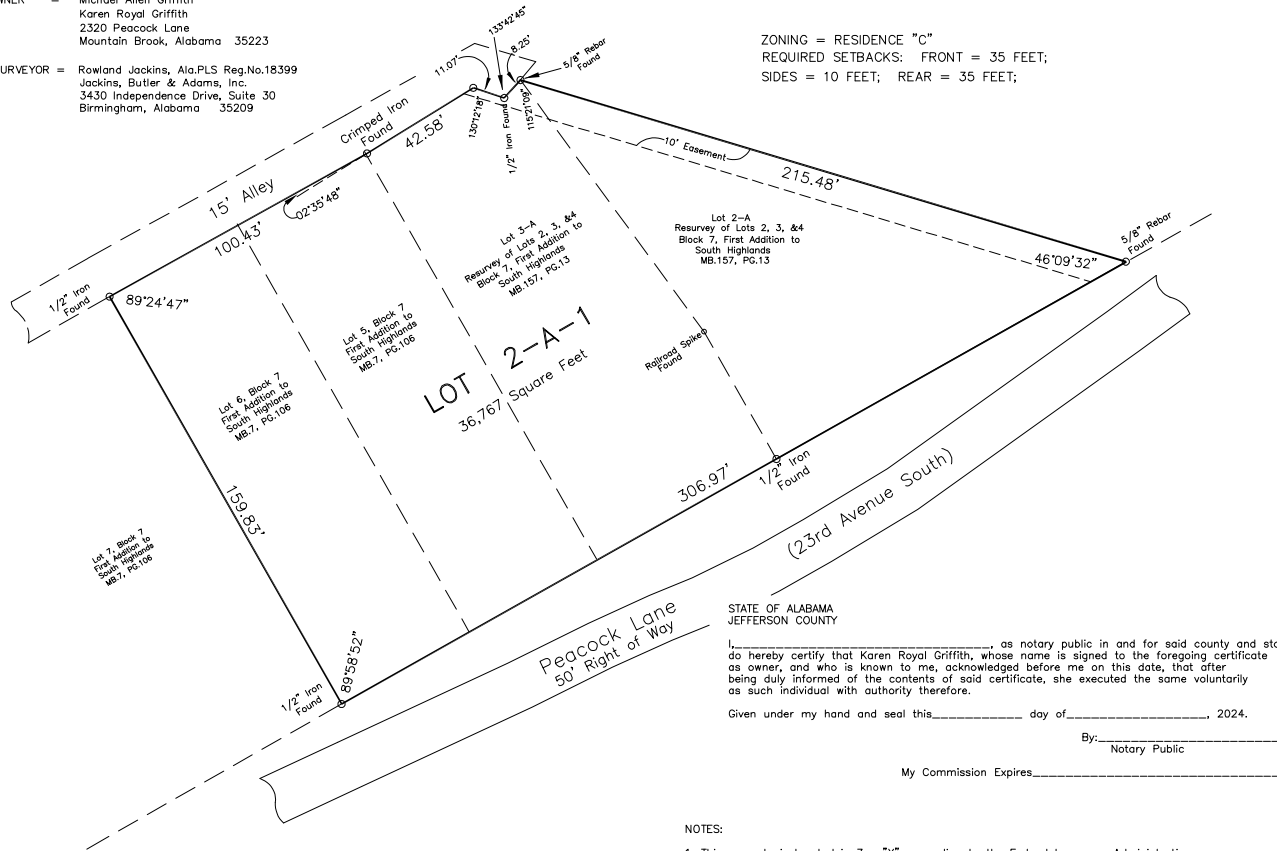
JACKINS, BUTLER & ADAMS, INC.

SURVEYING—GEOLOGY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209
(205) 870-3390

File: S-1730/23-A Drawing 2

OWNER = Michael Allen Griffith
Karen Royal Griffith
2320 Peacock Lane
Mountain Brook, Alabama 35223

SURVEYOR = Rowland Jackins, Ala.PLS Reg.No.18399
Jackins, Butler & Adams, Inc.
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209



ZONING = RESIDENCE "C"
REQUIRED SETBACKS: FRONT = 35 FEET;
SIDES = 10 FEET; REAR = 35 FEET;

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Rowland Jackins, a Registered Land Surveyor, State of Alabama, and Michael Allen Griffith and Karen Royal Griffith, owners, certify that this plat or map was made pursuant to a survey and this plat or map is a true and correct map of lands shown therein and known as Griffith Addition to Peacock Lane, showing the subdivision 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 McElwaine, as recorded in the office of the County Probate Judge in Map Book 62, Page 88; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map; said owners also certifies that they are the owners of said lands and that the same are not subject to any mortgage.

I, Rowland Jackins, PLS, hereby certify 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.

Dated February 19, 2024;

Rowland Jackins, Ala. Reg. No. 18399
Surveyor

Michael Allen Griffith

Karen Royal Griffith

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that Rowland Jackins, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this _____ day of _____, 2024.

By: _____
Notary Public

My Commission Expires _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that Michael Allen Griffith, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this _____ day of _____, 2024.

By: _____
Notary Public

My Commission Expires _____

NOTES:

- This property is located in Zone "X", according to the Federal Insurance Administration "Flood Hazard Boundary Map" Panel 557 of 755, Map Number 01073C0557J, Jefferson County, Alabama, dated September 24, 2021; site is not located in a special flood hazard area;
- All easements shown on this plat are for public utilities, sanitary sewers, storm sewers, and storm ditches and may be used for such purposes to serve property both within and without this subdivision. No permanent structure or other obstruction shall be located, except by the Public Works Department, within the limits of a dedicated easement.
- Purpose of this resurvey is to reconfigure four recorded lots into one lot;
- Builder is responsible for the drainage on each lot and in and around each building and for all soil conditions.
- Builder will be responsible for adjusting all 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 foundation.
- 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 impede the flow of water in any drainage way.
- Surveyor not responsible for soil compactions and did not conduct any surface and/or subsurface investigations.
- Total Acreage of site = 36,767 Square Feet; 0.84 Acres;
- Property is Zoned Residence C District; setbacks are: Front Setback=35 feet; Rear Setback=35 Feet; Side Setbacks= 10 feet; Maximum Building Area = 35 percent of Total Lot Area; Allowable impervious surfaces area = 5% more than maximum building area;

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

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

APPROVED IN FORMAT ONLY: _____
Date: _____

Jefferson County Department of Health

GRIFFITH ADDITION TO PEACOCK LANE

Being a Resurvey of Lots 2-A and 3-A, according to the Resurvey of Lots 2, 3 & 4, Block 7, First Addition to South Highlands, as recorded in Map Book 157, Page 13, and Lots 5 and 6, Block 7, according to the Survey of First Addition to South Highlands, as recorded in Map Book 7, Pages 105 and 106, in the Probate Office of Jefferson County, Alabama

Situated in a Portion of the Southeast Quarter of
Section 6, Township 18 South, Range 2 West,
Scale: 1 Inch = 20 Feet January, 2024




JACKINS, BUTLER & ADAMS, INC.
SURVEYING—GEOLOGY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209
(205) 870-3390
File: S-1730/23-A Drawing 1



P-24-02 Aerial

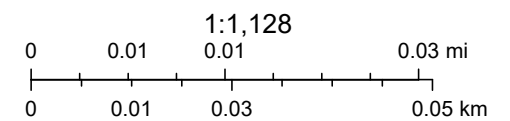


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----- Lot Lines Aerial 2021

 Green: Band_2

 Red: Band_1  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 3501 Grand Rock Circle

Zoning Classification Residence A

Name of Property Owner(s) Jobe R. Fix & Kathleen N. Fix

Phone Number 2058374774 Email jobefix@mac.com

Name of Representative Agent (if applicable)

Weygand LLC

Phone Number 2059420086 Email info@weygand.com

Name of Engineer or Surveyor Thomas Scott Dreher

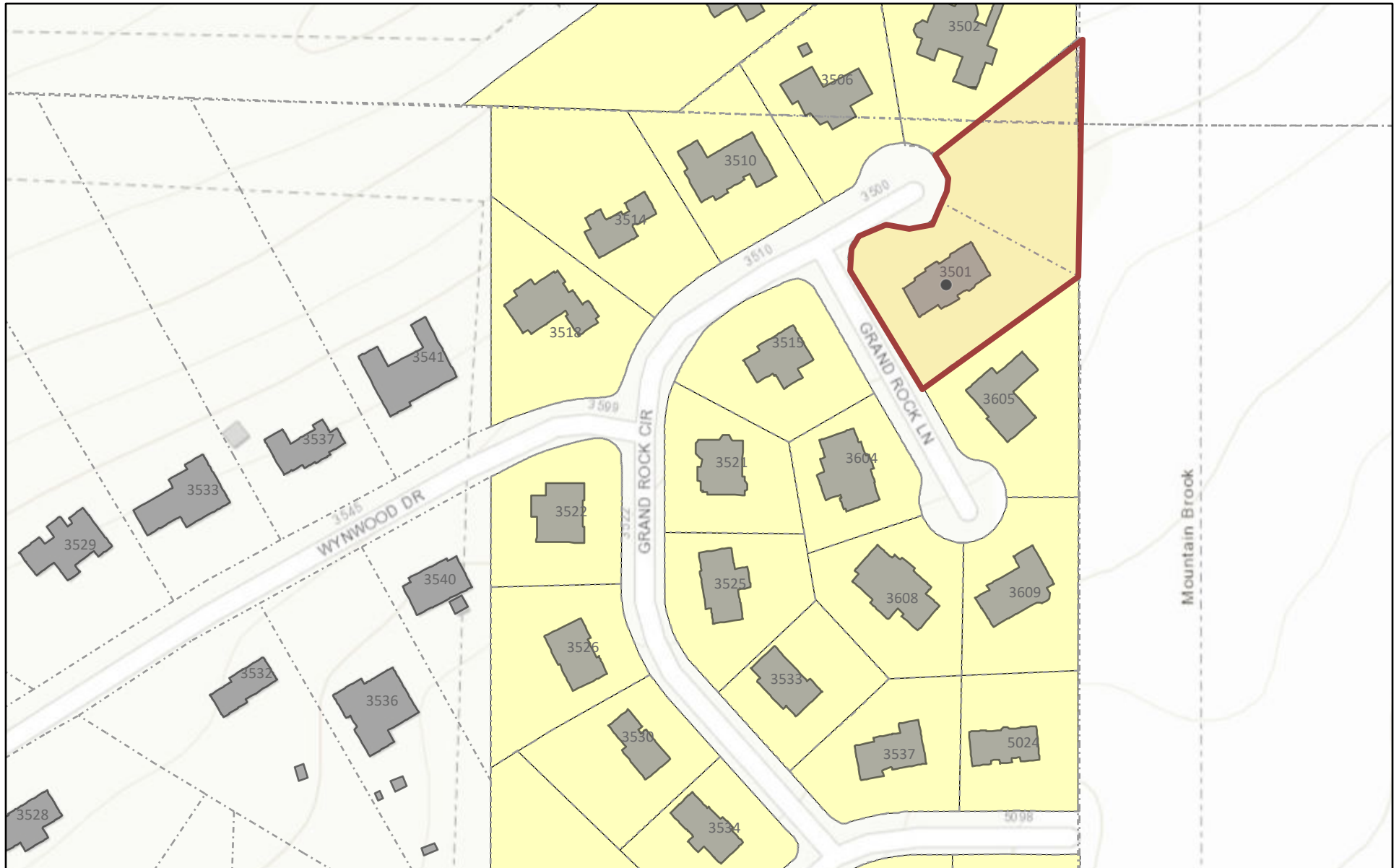
Phone Number 2059420086 Email scottie@weygand.com

☒ Property owner or representative agent must be present at hearing

Plans

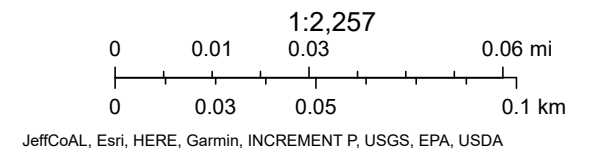
☒ See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

P-24-03 Zoning



3/27/2024, 1:11:25 PM

Building Footprints 2020v1
Tax_Parcel 2021
Lot Lines
Residence A District



P-24-03

Resurvey in existing Residence A zoning

- ✓ Resurvey combining two lots into one lot.
- ☑ **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.
- ✓ No relevant history or prior cases.
- **Project Data:**

NAME: Fix Resurvey of Cherokee Bend

CURRENT ZONING: Residence A

OWNERS: Jobe and Kathleen Fix

LOCATION: 3501 Grand Rock Circle

STATE OF ALABAMA)
JEFFERSON COUNTY)

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Jobe Fix and Kathleen Fix, 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 to be known as FIX RESURVEY OF CHEROKEE BEND NORTH SECTOR, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its 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 Duncan & Gilliam add to Cherokee Bend North Sector 2nd Add (Map Book:154, Page: 27), and to government survey of Section 25, 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, Thomas Scott Dreher, 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 agrees that the City of Mountain Brook 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.

In Witness Whereof, we have here unto set our hands this _____ day of _____, 2024.

By: Thomas Scott Dreher Date: MARCH 6, 2024
Thomas Scott Dreher, PLS AL 50407

By: _____ Date: _____
Jobe Fix (Owner)

By: _____ Date: _____
Kathleen Fix (Owner)

STATE OF _____
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Thomas Scott Dreher, 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 _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Jobe Fix (Owner), 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 _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Kathleen Fix (Owner), 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 _____, 2024.

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 SERVED.

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.

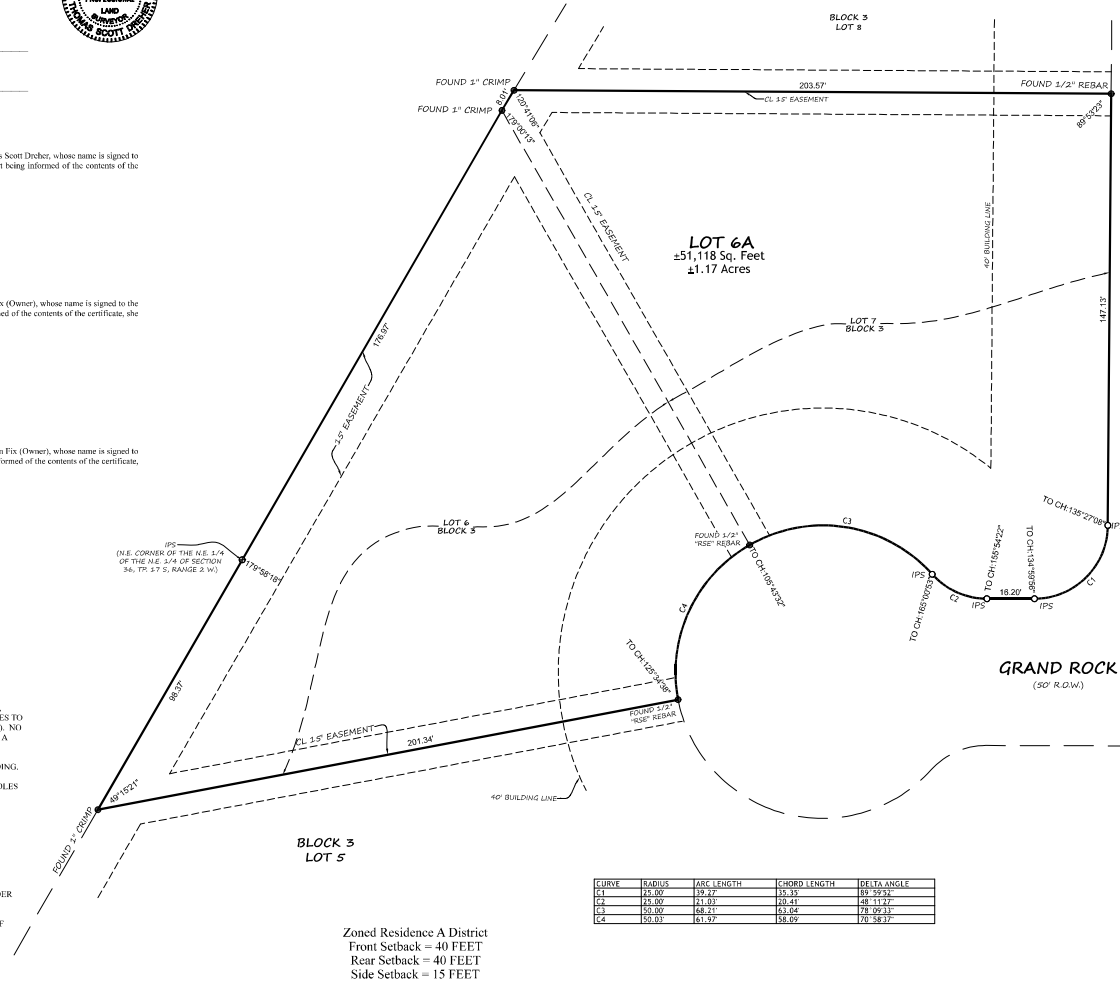
WEYGAND, LLC, IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086
DATE: MARCH 2024

FIX RESURVEY OF CHEROKEE BEND NORTH SECTOR

BEING A RESURVEY OF LOTS 6 & 7 BLOCK 3 DUNCAN AND GILLIAM ADD TO CHEROKEE BEND NORTH SECTOR 2ND ADD RECORDED IN MAP BOOK:154 PAGE:37, IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA.

SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

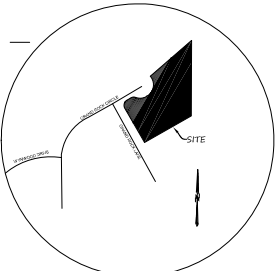


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	39.27'	35.49'	89° 22' 31"
C2	25.00'	41.80'	40.41'	148° 11' 47"
C3	50.00'	88.21'	63.04'	78° 09' 13"
C4	50.00'	81.97'	58.09'	76° 38' 17"

Zoned Residence A District
Front Setback = 40 FEET
Rear Setback = 40 FEET
Side Setback = 15 FEET

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
CL	CENTERLINE
D.B.	DEED BOOK
↗	NOT TO SCALE

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



VICINITY MAP
(NOT TO SCALE)

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0414H, DATED SEPTEMBER 24, 2021.

STATE OF ALABAMA)
JEFFERSON COUNTY)

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Jobe Fix and Kathleen Fix, 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 as to be known as FIX RESURVEY OF CHEROKEE BEND NORTH SECTOR, showing the subdivisions into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its 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 Duncan & Gilliam add to Cherokee Bend North Sector 2nd Add (Map Book:154, Page: 27), and to government survey of Section 25, 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, Thomas Scott Dreher, 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 agrees that the City of Mountain Brook 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.

In Witness Whereof, we have here unto set our hands this _____ day of _____, 2024.

By: Thomas Scott Dreher Date: MARCH 6, 2024
Thomas Scott Dreher, PLS AL 50407

By: _____ Date: _____
Jobe Fix (Owner)

By: _____ Date: _____
Kathleen Fix (Owner)

STATE OF _____
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Thomas Scott Dreher, 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 _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Jobe Fix (Owner), 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 _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Kathleen Fix (Owner), 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 _____, 2024.

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:
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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 SERVED.

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.

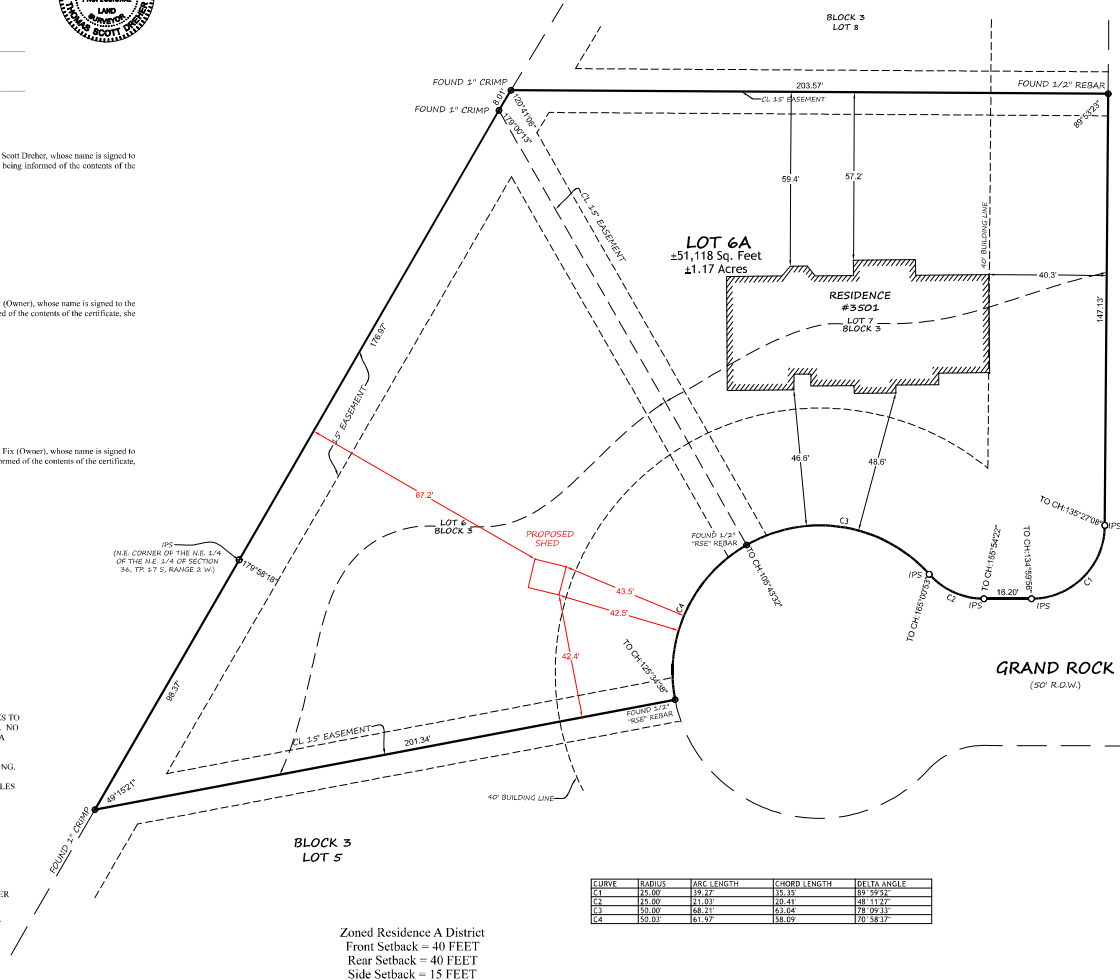
WEYGAND, LLC, IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086
DATE: MARCH 2024

FIX RESURVEY OF CHEROKEE BEND NORTH SECTOR

BEING A RESURVEY OF LOTS 6 & 7 BLOCK 3 DUNCAN AND GILLIAM ADD TO CHEROKEE BEND NORTH SECTOR 2ND ADD RECORDED IN MAP BOOK:154 PAGE:37, IN THE OFFICE OF THE JUDGE OF PROBATE
JEFFERSON COUNTY, ALABAMA.

SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA



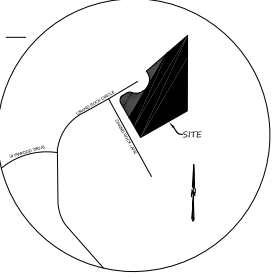
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	39.27'	35.45'	89° 29' 31"
C2	25.00'	41.85'	40.41'	148° 11' 47"
C3	50.00'	88.21'	83.04'	78° 09' 13"
C4	50.00'	81.97'	78.19'	76° 38' 17"

Zoned Residence A District
Front Setback = 40 FEET
Rear Setback = 40 FEET
Side Setback = 15 FEET

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
CL	.....	CENTERLINE
D.B.	.....	DEED BOOK
↗	.....	NOT TO SCALE

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



VICINITY MAP
(NOT TO SCALE)

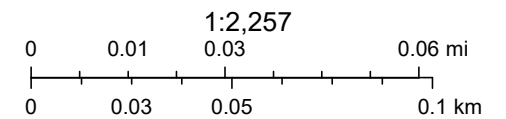
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0414H, DATED SEPTEMBER 24, 2021.

P-24-03 Aerial



3/27/2024, 1:16:25 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

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



Planning Commission Application PART I

Project Data

Address of Subject Property 3653 Shamley Drive, 35223

Zoning Classification _____

Name of Property Owner(s) Charles D. Bell

Phone Number 205-249-8895 Email cdouglasbell@gmail.com

Name of Representative Agent (if applicable)

Eagle Solar & Light Sam Yates

Phone Number 205-718-2774 Email syates@eaglesolarandlight.com

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.

March 7, 2024

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

**Request Review of Solar Energy Systems Municipal Code 129-292
Mountain Brook Planning Commission Meeting – April 1, 2024**

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of solar panels as part of a Solar Energy System (SES) at the following address:

Physical/Mailing Address: 3653 Shamley Drive, Mountain Brook, AL, 35223
Owner: Doug & Emmy Bell

Scope of Project:

Solar panels will be installed on the rear pitched portions of the roof of the existing residential building on the Bell Residence to generate energy to be consumed on site. See attached aerial design views.

The solar panels and racking will be flush mounted to the pitched portions of the roof. The roof-mounted solar energy system shall extend less than 12" from the surface of the roof and comply with all City of Mountain Brook SES (Solar Energy System) guidelines, and national and local building codes.

The panels and system are designed to blend into the architecture of the residence. Any electrical lines and conduit will be painted to match the color of the adjacent roofing and walls.

The SES is NOT visible from Shamley Drive, nor from either of two adjacent streets, Warrington Rd, and Northcote Drive. See attached satellite screenshot.

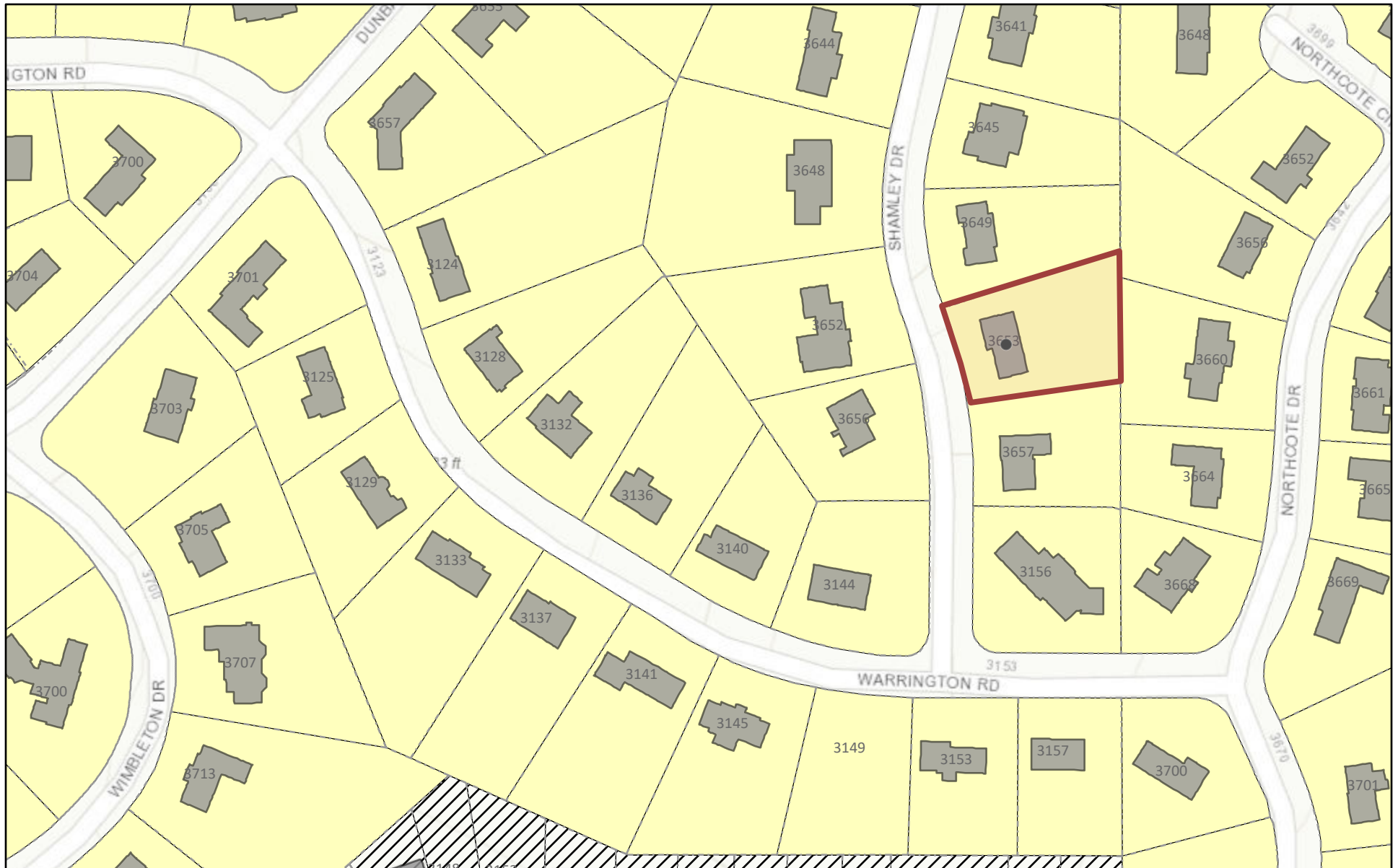
Attachments:

- Parts I and II of the completed Planning Commission Application
- Jefferson County Tax Assessor-certified list of names and mailing addresses of property owners within 500-foot radius of subject property (to delivered week of 3/11/24)
- Aerial map/satellite image of property
- 2 aerial views of proposed solar energy system
- Application Fee; Check #3113 - \$100.00

Samuel E Yates

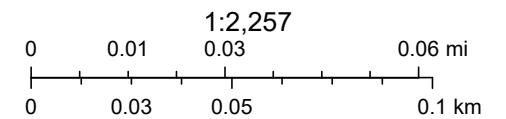
Samuel E Yates
CEO
Eagle Solar & Light, LLC
(205) 718-2774 – syates@eaglesolarandlight.com

P-24-04 Zoning



3/28/2024, 10:48:56 AM

- Building Footprints 2020
- Lot Lines
- Tax_Parcel 2021
- PUD
- Residence A District



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

ArcGIS Web AppBuilder

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

P-24-04

Petition Summary

Request approval for the installation of an alternative solar energy system consisting of a roof mount array.

Background (general)

On April 4, 2016, the Planning Commission approved “Guidelines for Planning Commission Review of Solar Energy Systems.” These guidelines are not regulatory but intended for use by the Planning Commission in the review process for alternative solar energy systems

Analysis

The subject solar panel array is a rooftop array atop a single family home. The applicant in the subject case has included these guidelines in his application and has indicated compliance with each item within said document (see “scope of work” in Applicant Request).

Affected Regulation

Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications including, but not limited to, gas regulators, fogging stations, electric transformer stations without major rotating equipment, *solar panel systems*, poles, cables and towers for the transmission of electricity, water pressure regulator stations, water pumping stations, telephone exchanges, cables, poles, antennas and masts for antennas as may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

Appends

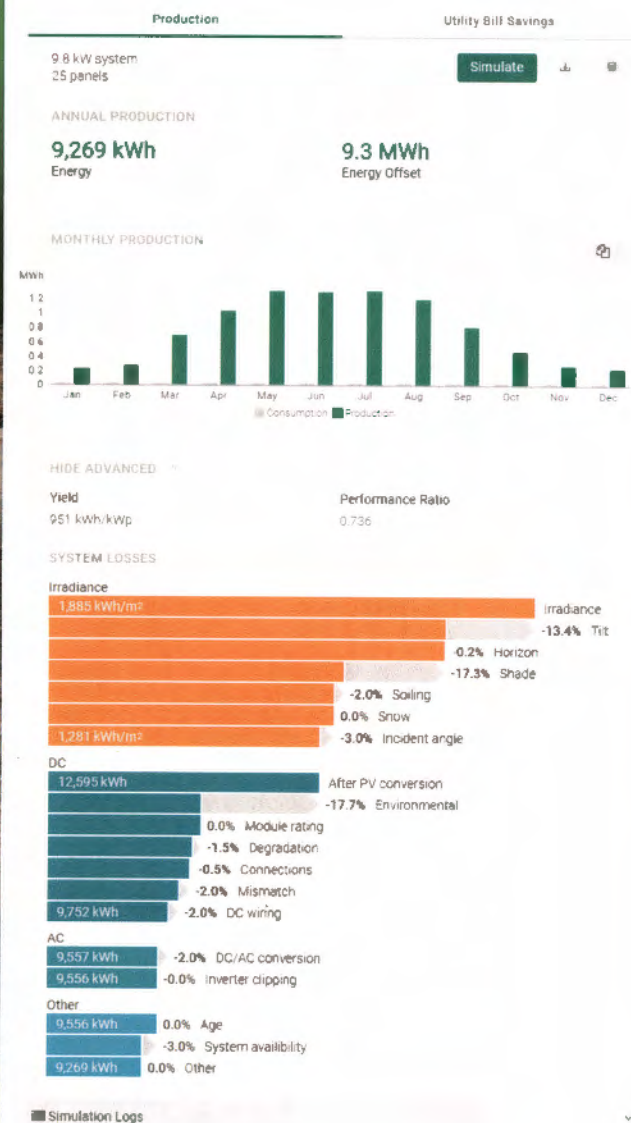
LOCATION: 3653 Shamley Drive

ZONING DISTRICT: Residence A

OWNER: Charles Bell

AGENT: Sam Yates, Eagle Solar & Light, LLC

Shamley Dr







Bell Residence

Shamley Dr

Shamley Dr

Shamley Dr

Northcote Dr

Northcote Dr.

Northcote Dr.

3652

3656

3144

3657

3156

3660

3664

3668

3669

3661

3

Warrington Rd

Warrington Rd
Google



Planning Commission Application PART I

Project Data

Address of Subject Property 2 Office Park Circle, Mountain Brook, AL 35223

Zoning Classification commercial

Name of Property Owner(s) MTB Office Park, LLC

Phone Number 205-868-4684 Email Ladd@laddmgt.com

Name of Representative Agent (if applicable)

Paul Freeman, Eagle Solar and Light, LLC

Phone Number 205-202-2208, 205-706-7681 Email pfreeman@eaglesolarandlight.com

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.

March 8, 2024

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

Request Review of Solar Energy Systems Municipal Code 129-292
Mountain Brook Planning Commission Meeting – April 1, 2024

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of Solar Panels as part of a Solar Energy System at the following addresses:

Physical Address : **2 Office Park Circle, Mountain Brook, AL 35223**
Owner: **MTB Office Park, LLC**
Property Mailing address: 6 Office Park Circle STE 111, Birmingham, AL 35223

Scope of Project

Two Hundred, thirty-eight (238) Solar panels will be installed on the flat roof of the existing commercial building at 2 Office Park Circle to generate energy to be consumed on site. Maximum AC output is 100 kW.

The solar panels and racking will be installed at a 10% tilt on the flat roof and will not extend more than 12 inches from the surface of the roof. The height of the building relative to adjacent land will shield the solar panels from public view. The roof is surrounded by an 18" parapet wall that will shield the solar panels from public view.

A 4' setback will be mandated from each roof edge.

No part of the roof-mounted Solar Energy System will extend beyond the edge of the roof.

The panels and system are designed to blend into the architecture of the building.

No portion of the Solar Energy System will be visible from any public street or public ROW. Photos attached illustrating that the top of building, where solar will be installed, is not visible.

Any external electrical lines and conduit will be painted or blended to match the color of the adjacent roofing and walls.

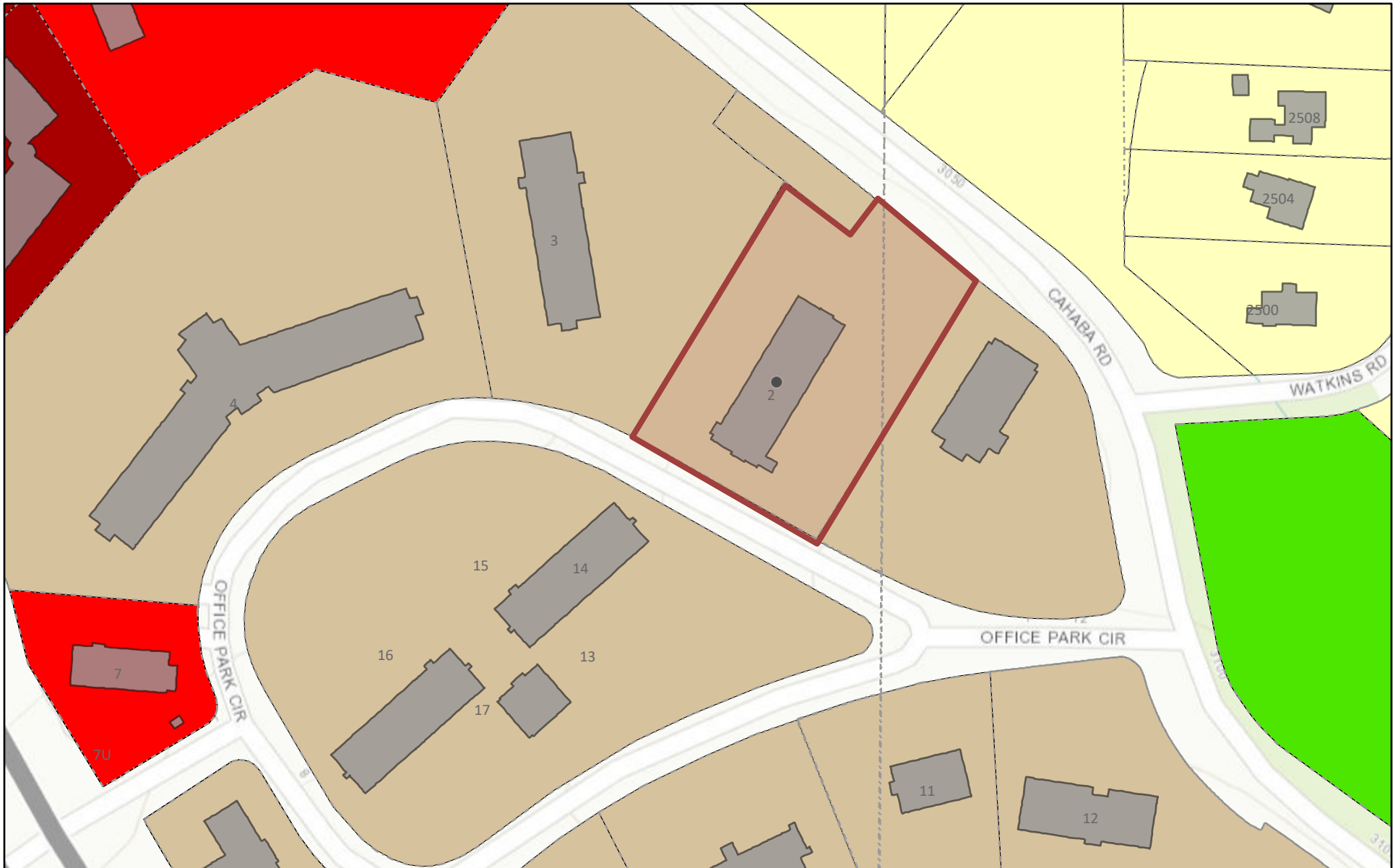
The roof-mounted Solar Energy System will not increase the height of the building.

Attached:

Certified copy of Jefferson Co Tax Assessor record of adjoining property owners.
Solar panel specification sheet.
Jefferson Co tax map of property and adjoining parcels
Aerial map/ satellite image of property
Aerial views of solar array design on roof top.
Photograph of existing building as viewed from the Office Park Circle.

Paul Freeman, Eagle Solar and Light
(205) 202-2208, pfreeman@eaglesolarandlight.com

P-24-05 Zoning



3/28/2024, 10:19:53 AM

Building Footprints 2020v1

Lot Lines

Tax_Parcels 2021

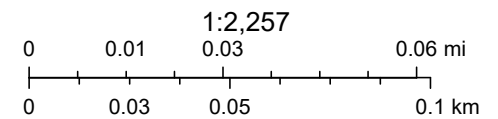
Community Shopping

Local Business District

Office Park District

Residence A District

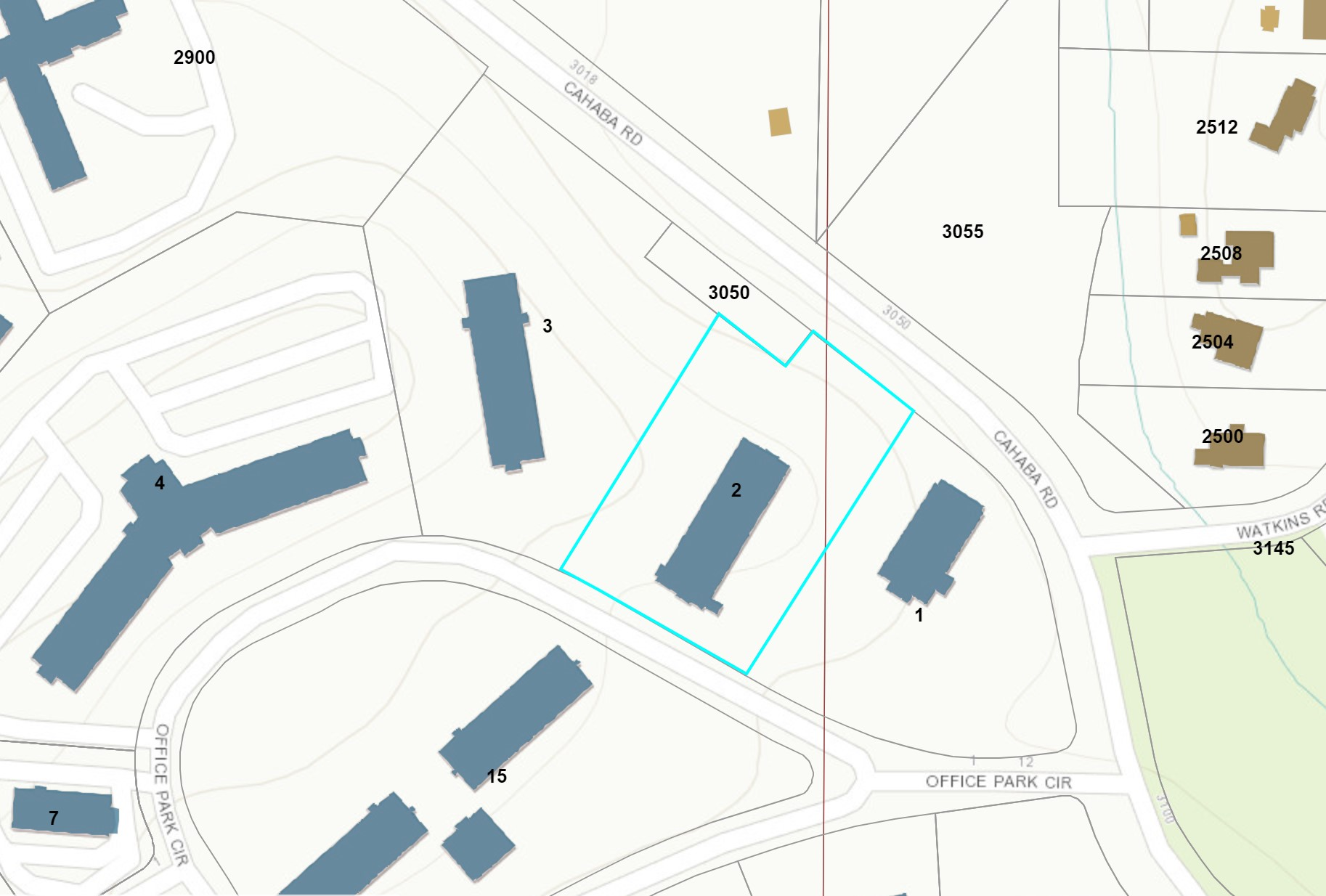
Recreation District



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

ArcGIS Web AppBuilder

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



2900

3018
CAHABA RD

3055

3050

3050

CAHABA RD

2512

2508

2504

2500

WATKINS RD

3145

J ST

OFFICE PARK CIR

3

2

1

15

7

4

OFFICE PARK CIR

12



Sulver Rd

Cahaba Rd

35253

2 Office Park Cir

Office Park Cir

Cahaba Rd

Office Park Cir

Google Earth



100 ft

P-24-05

Petition Summary

Request approval for the installation of an alternative solar energy system consisting of a roof mount array.

Background (general)

Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications including, but not limited to, gas regulators, fogging stations, electric transformer stations without major rotating equipment, *solar panel systems*, poles, cables and towers for the transmission of electricity, water pressure regulator stations, water pumping stations, telephone exchanges, cables, poles, antennas and masts for antennas as may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

On April 4, 2016, the Planning Commission approved “Guidelines for Planning Commission Review of Solar Energy Systems.” These guidelines are not regulatory but intended for use by the Planning Commission in the review process for alternative solar energy systems. The applicant in the subject case has included these guidelines in his application and has indicated compliance with each item within said document (see “scope of work” in Applicant Request).

Background (Office Park)

On August 8, 2023, the planning commission approved a similar roof mount array at 4 Office Park Circle (Case P-23-13).

On February 7, 2022, the planning commission approved a roof mount array at 2900 Cahaba Road (Case P-22-05)

On October 5, 2020, the planning commission approved a roof mount array at 200 Office Park Drive (Case P-20-27).

On April 6, 2020, the planning commission approved a roof mount array at 400/402 Office Park Circle (Case P-20-06).

On September 5, 2017, the planning commission approved a roof mount array at 115 Office Park Drive (Case P-17-11).

Analysis

The subject solar panel array is a rooftop array atop an office building in Office Park. The proposed equipment is in keeping with the guidelines established by the Planning Commission. See attached specifications for the proposed system.

Appendix

LOCATION: 2 Office Park Circle

ZONING DISTRICT: Office Park District

OWNER: MTB Office Park, LLC

AGENT: Paul Freeman, Eagle Solar & Light, LLC









Planning Commission Application PART I

Project Data

Address of Subject Property 3 Office Park Circle, Mountain Brook, AL 35223

Zoning Classification commercial

Name of Property Owner(s) MTB Office Park, LLC

Phone Number 205-868-4684 Email Ladd@laddmgt.com

Name of Representative Agent (if applicable)

Paul Freeman, Eagle Solar and Light, LLC

Phone Number 205-202-2208, 205-706-7681 Email pfreeman@eaglesolarandlight.com

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.

March 8, 2024

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

Request Review of Solar Energy Systems Municipal Code 129-292
Mountain Brook Planning Commission Meeting – April 1, 2024

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of Solar Panels as part of a Solar Energy System at the following addresses:

Physical Address: **3 Office Park Circle, Mountain Brook, AL 35223**
Owner: **MTB Office Park, LLC**
Property Mailing address: 6 Office Park Circle STE 111, Birmingham, AL 35223

Scope of Project

Two hundred, forty-five (245) solar panels will be installed on the flat roof of the existing commercial building at 3 Office Park Circle to generate energy to be consumed on site. Maximum AC output is 100 kW.

The solar panels and racking will be installed at a 10% tilt on the flat roof and will not extend more than 12 inches from the surface of the roof. The height of the building relative to adjacent land will shield the solar panels from public view. The roof is surrounded by an 18" parapet wall that will shield solar panels from the public view.

A 4' setback will be mandated from each roof edge.

No part of the roof-mounted Solar Energy System will extend beyond the edge of the roof.

The panels and system are designed to blend into the architecture of the building.

No portion of the Solar Energy System will be visible from any public street or public ROW. Photos attached illustrating that the top of building, where solar will be installed, is not visible.

Any external electrical lines and conduit will be painted or blended to match the color of the adjacent roofing and walls.

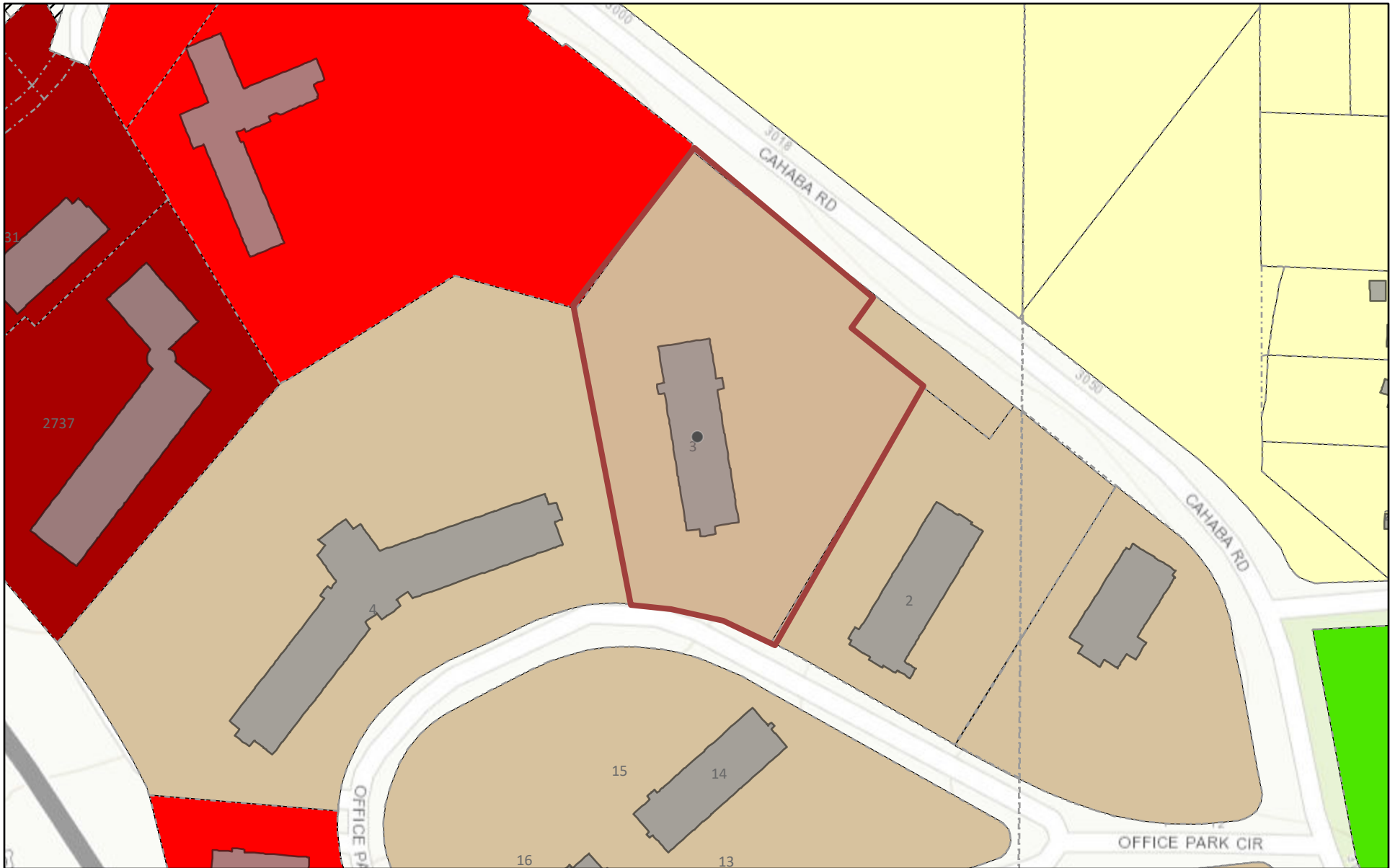
The roof-mounted Solar Energy System will not increase the height of the building.

Attached:

Certified copy of Jefferson Co Tax Assessor record of adjoining property owners.
Solar panel specification sheet.
Jefferson Co tax map of property and adjoining parcels
Aerial map/ satellite image of property
Aerial view of solar array design on roof top.
Photographs of existing building as viewed from the Office Park Circle.

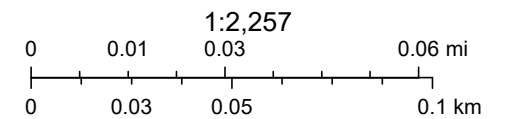
Paul Freeman, Eagle Solar and Light
(205) 202-2208, pfreeman@eaglesolarandlight.com

P-24-06 Zoning

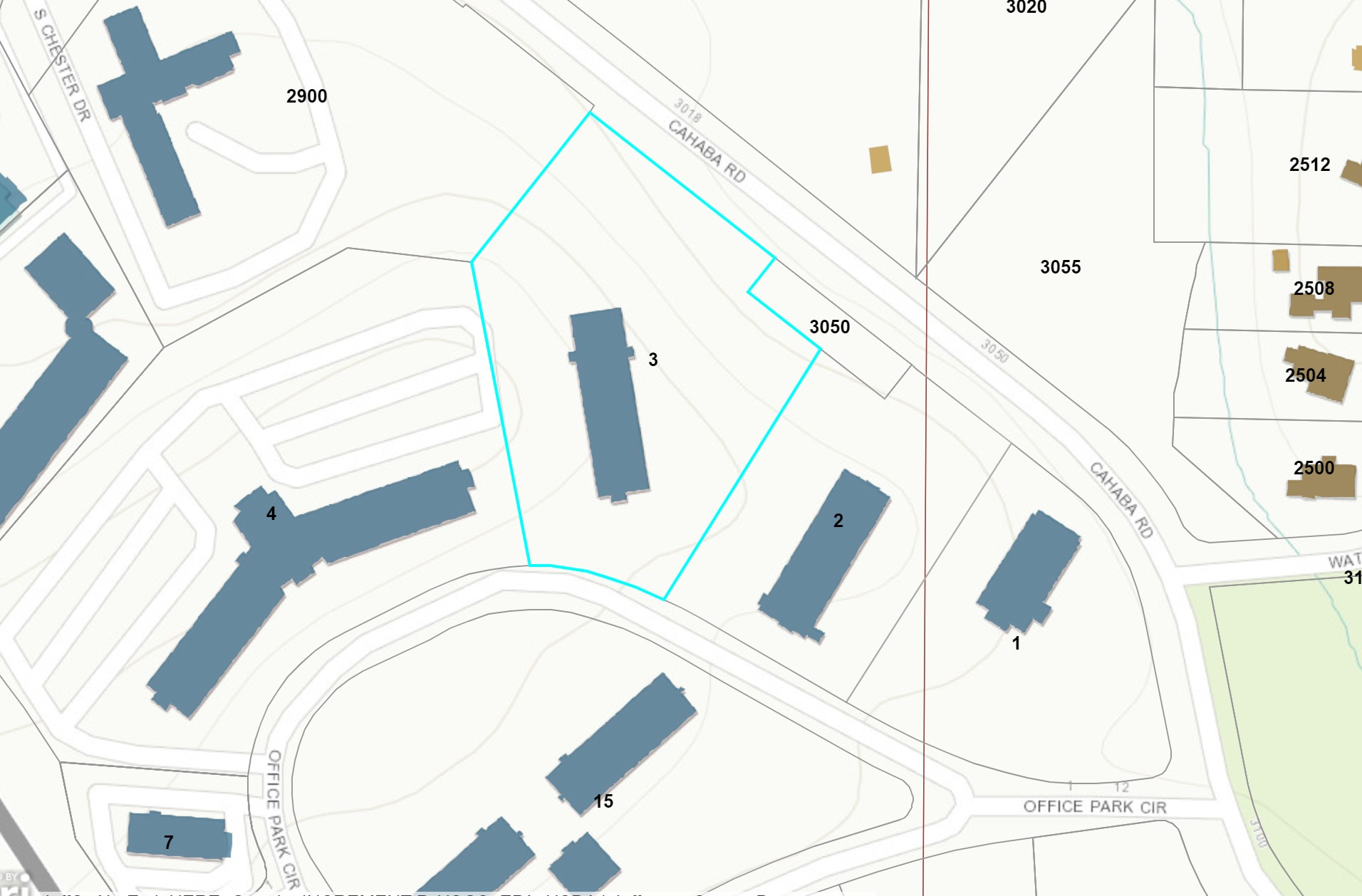


3/28/2024, 10:31:14 AM

- Building Footprints 2020v1
- Local Business District
- Residence A District
- Lot Lines
- Office Park District
- Recreation District
- Community Shopping
- PUD
- Tax_Parcels 2021



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



Cahaba Road

Culver Rd

Cahaba Rd

3 Office Park Cir

35253

Office Park Cir

P-24-06

Petition Summary

Request approval for the installation of an alternative solar energy system consisting of a roof mount array.

Background (general)

Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications including, but not limited to, gas regulators, fogging stations, electric transformer stations without major rotating equipment, *solar panel systems*, poles, cables and towers for the transmission of electricity, water pressure regulator stations, water pumping stations, telephone exchanges, cables, poles, antennas and masts for antennas as may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

On April 4, 2016, the Planning Commission approved “Guidelines for Planning Commission Review of Solar Energy Systems.” These guidelines are not regulatory but intended for use by the Planning Commission in the review process for alternative solar energy systems. The applicant in the subject case has included these guidelines in his application and has indicated compliance with each item within said document (see “scope of work” in Applicant Request).

Background (Office Park)

On August 8, 2023, the planning commission approved a similar roof mount array at 4 Office Park Circle (Case P-23-13).

On February 7, 2022, the planning commission approved a roof mount array at 2900 Cahaba Road (Case P-22-05)

On October 5, 2020, the planning commission approved a roof mount array at 200 Office Park Drive (Case P-20-27).

On April 6, 2020, the planning commission approved a roof mount array at 400/402 Office Park Circle (Case P-20-06).

On September 5, 2017, the planning commission approved a roof mount array at 115 Office Park Drive (Case P-17-11).

Analysis

The subject solar panel array is a rooftop array atop an office building in Office Park. The proposed equipment is in keeping with the guidelines established by the Planning Commission. See attached specifications for the proposed system.

Appendix

LOCATION: 3 Office Park Circle

ZONING DISTRICT: Office Park District

OWNER: MTB Office Park, LLC

AGENT: Paul Freeman, Eagle Solar & Light, LLC







3
OFFICE PARK
CIRCLE 1



Planning Commission Application PART I

Project Data

Address of Subject Property 300 (250) Office Park Drive, Mountain Brook, AL 35223

Zoning Classification commercial

Name of Property Owner(s) TOH, LLC

Phone Number 205-868-4684 Email Ladd@laddmgt.com

Name of Representative Agent (if applicable)

Paul Freeman, Eagle Solar and Light, LLC

Phone Number 205-202-2208, 205-706-7681 Email pfreeman@eaglesolarandlight.com

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.

March 8, 2024

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

Request Review of Solar Energy Systems Municipal Code 129-292
Mountain Brook Planning Commission Meeting – April 1, 2024

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of Solar Panels as part of a Solar Energy System at the following addresses:

Physical Address: **300 Office Park Drive, Mountain Brook, AL 35223 (may be 250 Office Park Drive on Parcel map)**
Owner: **TOH, LLC**
Property Mailing address: 6 Office Park Circle STE 111, Birmingham, AL 35223

Scope of Project

Two hundred and eighty-eight (288) solar panels will be installed on the flat roof of the existing commercial building at 300 Office Park Drive to generate energy to be consumed on site. Maximum AC output is 100 kW.

The solar panels and racking will be installed at a 10% tilt on the flat roof and will not extend more than 12 inches from the surface of the roof. The height of the building relative to adjacent land will shield the solar panels from public view.

A 4' setback will be mandated from each roof edge.

No part of the roof-mounted Solar Energy System will extend beyond the edge of the roof.

The panels and system are designed to blend into the architecture of the building.

No portion of the Solar Energy System will be visible from any public street or public ROW. Photos attached illustrating that the top of building, where solar will be installed, is not visible.

Any external electrical lines and conduit will be painted or blended to match the color of the adjacent roofing and walls.

The roof-mounted Solar Energy System will not increase the height of the building.

Attached:

Certified copy of Jefferson Co Tax Assessor record of adjoining property owners.

Solar panel specification sheet.

Jefferson Co tax map of property and adjoining parcels

Aerial map/ satellite image of property

Aerial view of solar array design on roof top.

Photographs of existing building as viewed from the Office Park Drive.

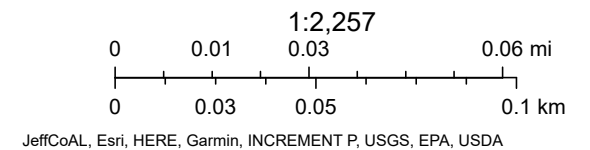
Paul Freeman, Eagle Solar and Light
(205) 202-2208, pfreeman@eaglesolarandlight.com

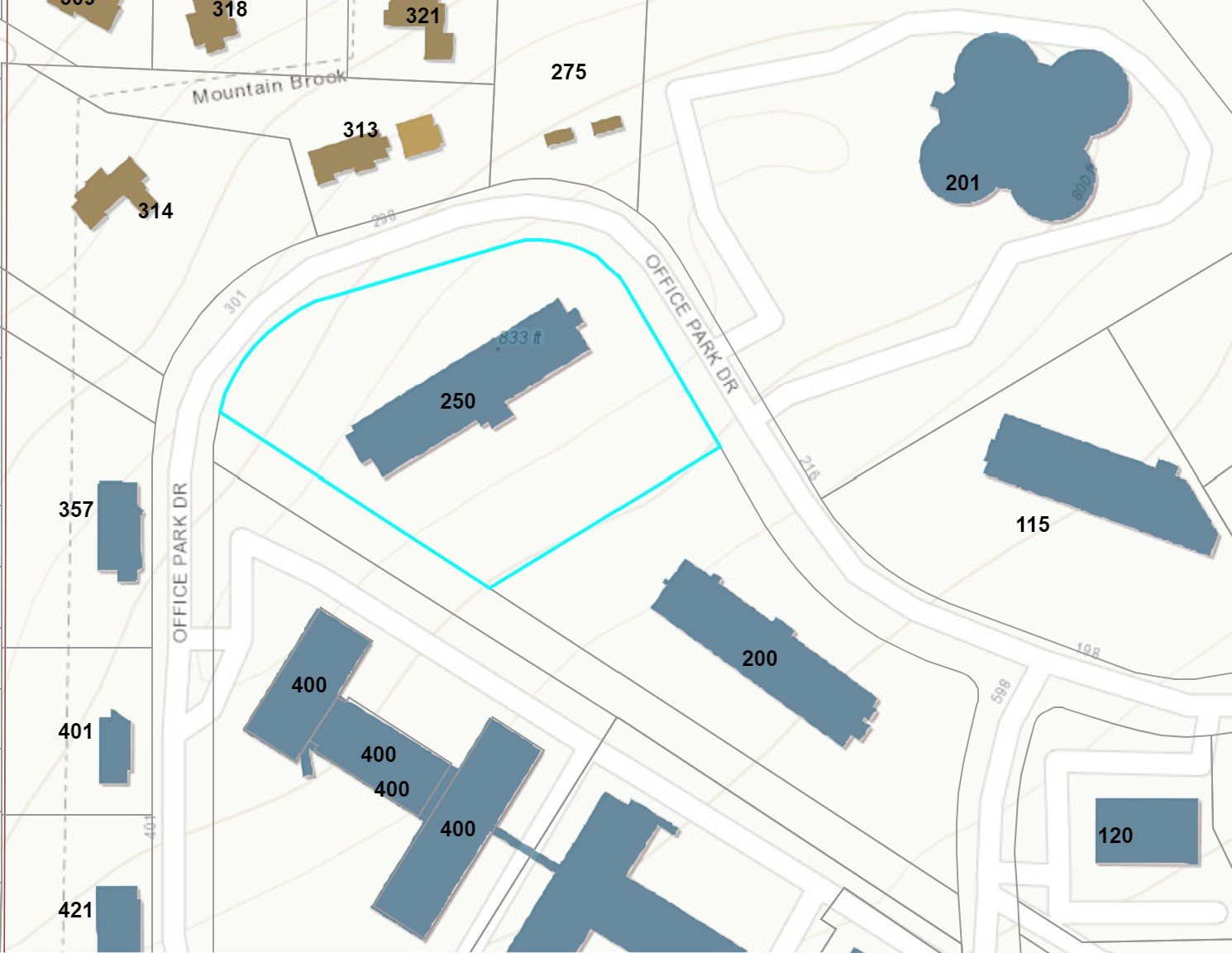
P-24-07 Zoning



3/28/2024, 10:37:09 AM

- Building Footprints 2020v1
- Tax_Parcels 2021
- Lot Lines
- Office Park District
- Residence A District
- Residence B District





Mountain Brook

OFFICE PARK DR

OFFICE PARK DR

250

201

115

200

400

400

400

400

120

357

401

421

314

313

318

321

275

301

216

508

196

833 ft

800 ft



Malaga Ave

Office Park Dr

300 Office Park Dr

Office Park Dr

Office Park Dr

P-24-07

Petition Summary

Request approval for the installation of an alternative solar energy system consisting of a roof mount array.

Background (general)

Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications including, but not limited to, gas regulators, fogging stations, electric transformer stations without major rotating equipment, *solar panel systems*, poles, cables and towers for the transmission of electricity, water pressure regulator stations, water pumping stations, telephone exchanges, cables, poles, antennas and masts for antennas as may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

On April 4, 2016, the Planning Commission approved “Guidelines for Planning Commission Review of Solar Energy Systems.” These guidelines are not regulatory but intended for use by the Planning Commission in the review process for alternative solar energy systems. The applicant in the subject case has included these guidelines in his application and has indicated compliance with each item within said document (see “scope of work” in Applicant Request).

Background (Office Park)

On August 8, 2023, the planning commission approved a similar roof mount array at 4 Office Park Circle (Case P-23-13).

On February 7, 2022, the planning commission approved a roof mount array at 2900 Cahaba Road (Case P-22-05)

On October 5, 2020, the planning commission approved a roof mount array at 200 Office Park Drive (Case P-20-27).

On April 6, 2020, the planning commission approved a roof mount array at 400/402 Office Park Circle (Case P-20-06).

On September 5, 2017, the planning commission approved a roof mount array at 115 Office Park Drive (Case P-17-11).

Analysis

The subject solar panel array is a rooftop array atop an office building in Office Park. The proposed equipment is in keeping with the guidelines established by the Planning Commission. See attached specifications for the proposed system.

Appendix

LOCATION: 250 Office Park Drive

ZONING DISTRICT: Office Park District

OWNER: TOH, LLC

AGENT: Paul Freeman, Eagle Solar & Light, LLC





