

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
APRIL 1, 2024

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

The meeting of the Planning Commission of the City of Mountain Brook, Alabama, was held on Monday, April 1, 2024, at 5:30 p.m. The roll was marked as follows:

Members Present: Rob Walker, Chairman
Carey Hollingsworth, Vice-Chairman
Barney Lanier, Secretary
Phil Black
Maretta Ashford
Winston McCalley

Absent: Frank Lassiter

Also present: Whit Colvin: City Attorney
Dana Hazen: Director of Planning, Building and Sustainability
Glen Merchant: Building Official
Tammy Reid: Administrative Analyst

1. **Call to Order:** Chairman Walker called the meeting to order at approximately 5:30 p.m., there being a quorum present.

2. **Approval of Agenda:** Chairman Walker presented the agenda.

Motion: Mr. Black: Motion to approve the agenda as presented.
Second: Mr. Lanier
Ayes: Unanimous approval
Nays: None
Motion carries.

3. **Approval of Minutes:** Chairman Walker presented the March 4, 2024 minutes.

Motion: Mrs. Ashford: Motion to approve the March 4, 2024 minutes as presented.
Second: Mr. Lanier
Ayes: Unanimous approval
Nays: None
Motion carries.

4. **Case P-24-02: 2320 Peacock Lane, Michael and Karen Griffith**

EXHIBIT 1

Mr. Hollingsworth recused himself from this case.

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

Mike Griffith, applicant, presented the resurvey request to combine four lots into one lot.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mr. Black: Motion to approve the resurvey request as submitted.

Second: Mr. McCalley

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

5. **Case P-24-03: 3501 Grand Rock Circle, Jobe and Kathleen Fix**

EXHIBIT 2

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

Scott Dreher, Weygand Surveyors, 173 Oxmoor Road, Birmingham, represented the applicant. The requested resurvey will combine two lots into one lot.

Mr. McCalley asked about the out building. Mr. Dreher stated that the building was torn down and will be replaced. He is aware of the setback requirements.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mr. Lanier: Motion to approve the resurvey request as submitted.

Second: Mr. Black

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

6. **Case P-24-04: 3653 Shamley Drive, Charles Bell**

EXHIBIT 3

Charles Bell requests approval for the installation of an alternative solar energy system consisting of roof mount arrays.

Sam Yates, Eagle Solar and Light, 4005 2nd Avenue S, Birmingham, represented the applicant. The subject solar panel array is a rooftop array atop a single family home. The panels will be at the back of the house, facing S and SW. The applicant submitted in the application that this request complies with all of the guidelines provided in the *Guidelines for Planning Commission Review of Solar Energy Systems*.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mr. Hollingsworth, motion to approve the installation of an alternative solar energy system consisting of a roof mount array as submitted.

Second: Mr. McCalley

Vote: Ayes
Unanimous approval
Nays
None

Motion carries.

7. **Case P-24-05: 2 Office Park Circle, MTB Office Park, LLC**

EXHIBIT 4

MTB Office Park, LLC, requests approval for the installation of an alternative solar energy system consisting of roof mount arrays. 2 Office Park Circle

Paul Freeman, Eagle Solar and Light, 4005 2nd Avenue S, Birmingham, presented the request. Two hundred, thirty-eight solar panels will be installed on the flat roof of the existing commercial building at 2 Office Park. The project complies with the guidelines for Mountain Brook. 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 roof is surrounded by an 18-inch parapet wall that will shield the solar panels from public view.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mr. Black: Motion to approve the installation of an alternative solar energy system consisting of a roof mount array as submitted.

Second: Mr. Lanier

Vote: Ayes
Unanimous approval
Nays
None

Motion carries.

8. **Case P-24-06: 3 Office Park Circle, MTB Office Park LLC**

EXHIBIT 5

MTB Office Park, LLC requests approval for the installation of an alternative solar energy system consisting of roof mount arrays. 3 Office Park Circle

Paul Freeman, Eagle Solar and Light, 4005 2nd Avenue S, Birmingham, presented the request. Two-hundred, forty-five solar panels will be installed on the flat roof of the existing commercial building a 3 Office Park Circle to generate energy to be consumed on site. 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 roof is surrounded by an 18-inch parapet wall that will shield the solar panels from public view. Project complies with the guidelines for Mountain Brook.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mr. McCalley: Motion to approve the application as submitted.

Second: Mrs. Ashford

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

9. **Case P-24-07: TOH, LLC; 250 Office Park Drive**

EXHIBIT 6

TOH, LLC requests approval for the installation of an alternative solar energy system consisting of roof mount arrays. 250 Office Park Drive

Paul Freeman, Eagle Solar and Light, 4005 2nd Avenue S, Birmingham, presented the request. Two-hundred, eighty-eight solar panels will be installed on the flat roof of the existing commercial building at 250 Office Park Drive to generate energy to be consumed on site. 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 roof is surrounded by an 18-inch parapet wall that will shield the solar panels from public view. Project complies with the guidelines for Mountain Brook.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mrs. Ashford: Motion to approve the application as submitted.

Second: Mr. Lanier

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

10. The meeting stood adjourned. The next meeting is scheduled for Monday, May 6, 2024.

Tammy Reid, Administrative Analyst