

MINUTES
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
JULY 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, July 1, 2024, at 5:30 p.m. The roll was marked as follows:

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

Also present:

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

- Call to Order:** Chairman Walker called the meeting to order at approximately 5:30 p.m., there being a quorum present.
- Approval of Agenda:** Chairman Walker presented the agenda
Motion: Mr. Black: Motion to approve the agenda as presented, with the following amendments: item 6 (P-24-11) to follow item 3; items four and five (P-24-10) to follow item 6.
Second: Mr. Lassiter
Ayes: Unanimous approval
Nays: None
Motion carries.
- Approval of Minutes:** Chairman Walker presented the June 3, 2024 minutes.
Motion: Mr. Hollingsworth: Motion to approve the June 3, 2024 meeting minutes as presented.
Second: Mr. Black
Ayes: Unanimous approval
Nays: None
Motion carries.

4. Case P-24-11: 3130 and 3140 Overton Road, MJG, LLC

EXHIBIT 2

Mouron Resurvey, being a Resurvey of Lot 1 & 2, according to the Survey of a Resurvey of Lots 1 & 2 & Lots 36 & 37, Block 3, Glass's 3rd Addition to New Merkle amended Map, as recorded in Map Book 208, Page 57, in the Probate Office of Jefferson County, Alabama; situated in the SE ¼ of Section 15, Twp-18S, R-2W, Jefferson County Alabama. **3130 and 3140 Overton Road**

Christopher Mouron, representative, presented the resurvey request.
Public Comments: None

Chairman Walker called for a motion.

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

Second: Mr. Lassiter

Vote: Ayes

Unanimous approval

Nays

None

Motion carries

5. Consideration of an amendment to Section 129-557 Village Maps, to change the boundary of Overton Village on the Building and Development Regulating Plan for Overton Village; the new boundary to be between 3130 Overton Road and 3140 Overton Road; removing the vacant lot (3130) from the Overton Village Building and Development Regulating Plan.

Mrs. Hazen presented the proposed amendment. The current zoning of the subject property is Professional district, and the development of this lot is limited to professional and business offices. This lot is shallow from front to back. There is also an open stormwater detention area in the northeast portion of the property. Given the setback constraints for this district, the impervious (parking lot) limitations of the stormwater ordinance, and the existing detention area, the available buildable area has proven to be difficult to develop.

If the planning commission is receptive to the idea of the rezoning, resurvey, and eventual development of this lot with a SFR, then the boundary map for Overton Village would need to be amended to exclude this lot from Overton Village and the Village Overlay Standard (which do not make provisions for SFR development). The proposed new boundary for Overton Village would be between the vacant lot and the dentist lot. The dentist lot would still be in the Overton Village boundary, would still be zoned Professional, and would still be governed by Chapter XXXI, Village Overlay Standards. The subject lot would be rezoned to Res-C for SFD development of one house, and would be governed by the Res-C standards only.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mr. Black: Motion to recommend to the City Council to exclude Lot 1-A, 3130 Overton Road, from Overton Village and the Village Overlay Standards.

Second: Mr. Lassiter

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

6. **Case P-24-10: 3130 Overton Road; MJG, LLC**

EXHIBIT 1

MJG, LLC requests to rezone property from Professional district to Residence-C district. -
3130 Overton Road.

Public Comments: None

Chairman Walker called for a motion.

Motion: Mr. Black: Motion to recommend to the City Council to rezone Lot 1-A to
Residence-C district.

Second: Mr. Hollingsworth

Vote: Ayes

Unanimous approval

Nays

None

Motion carries.

7. **Discussion** about amending Home Occupation ordinance.

The commission decided that this item should be discussed further in ad hoc meetings; to be scheduled at a later date.

8. There being no further business, the meeting stood adjourned. The next meeting is scheduled for Monday, August 5, 2024.

Tammy Reid, Administrative Analyst