



Planning Commission Application PART I

Project Data

Address of Subject Property 3130 Overton Road, Mountain Brook, AL 35223

Zoning Classification Professional District

Name of Property Owner(s) MJG LLC

Phone Number 205-218-5549 Email _____

Name of Representative Agent (if applicable)

Christopher Mouron

Phone Number 205-586-5170 Email cmouron@creimail.com

Name of Engineer or Surveyor Dave Arrington

Phone Number 205-985-9315 Email dave@arringtonengineering.com

Property owner or representative agent must be present at hearing

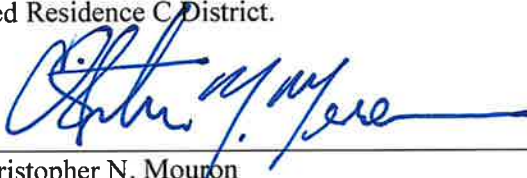
Plans

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.

This application is to rezone the unimproved lot located at 3130 Overton Road, Mountain Brook, AL 35223 from "Professional District" to "Residence C District". The subject parcel is located at the northeast corner of the Overton Road and Glass Drive intersection.

Christopher Mouron (Representative Agent) is under contract to purchase the adjacent parcels located at 3130 and 3140 Overton Road from MJW LLC (Property Owner). 3130 Overton Road is an unimproved lot encompassing approximately 0.38 acres. 3140 Overton Road encompasses approximately 0.41 acres and is improved with the professional building occupied by Weissman Family Dentistry. Both parcels are currently zoned "Professional District", and the proposed rezoning only applies to 3130 Overton Road.

The only existing point of ingress/egress to both parcels is a driveway at the signalized intersection of Overton Road and Asbury Place. As proposed, the lot lines will be amended so that the existing driveway from Overton Road will be contained entirely within the 3140 Overton Road parcel boundaries. Please reference the attached Exhibits for the "as is" and proposed survey of the subject parcels. In conjunction with the rezoning, Mr. Mouron proposes creating a point of ingress/egress on Glass Drive for the unimproved/residential parcel. This is consistent with the adjacent lots along Glass Drive which are also zoned Residence C District.

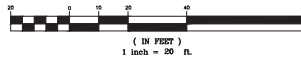


Christopher N. Mouron
June 7, 2024

SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOUT CORS NETWORK AS CONTROL.

GRAPHIC SCALE



THE PURPOSE OF THIS SURVEY IS TO MOVE THE PROPERTY LINE BETWEEN LOTS 1 & 2 SO EXISTING DRIVE LIES ENTIRELY ON LOT 2A



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 SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MJC, LLC, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS "MOURON RESURVEY" SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS SHOWING THE RELATION OF THE LANDS 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 THE PROBATE OFFICE OF JEFFERSON COUNTY IN MAP BOOK 208, PAGE 57, 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 OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO A MORTGAGE.

I 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.

SURVEYOR: _____ OWNER: _____
DATE: _____ BY: _____
JEFF D. ARRINGTON ALABAMA LIC. NO. 18864
ITS: _____
DATE: _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

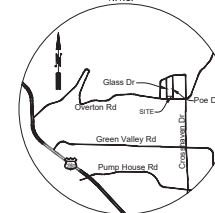
STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

VICINITY MAP



Know what's below.
Call before you dig.
Call 2 working days before digging.
It's the Law!

MATHEMATICAL CLOSURE

CLOSURE EXCEEDS 1:5000

APPROVED IN FORMAT ONLY:

APPROVED BY: _____ DATE _____
CHAIRMAN, MOUNTAIN BROOK CITY PLANNING AND ZONING COMMISSION

APPROVED BY: _____ DATE _____
SECRETARY, MOUNTAIN BROOK CITY PLANNING AND ZONING COMMISSION

APPROVED BY: _____ DATE _____
JEFFERSON COUNTY HEALTH DEPARTMENT

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES DATE _____
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS 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 THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

ZONING

THIS PROPERTY IS ZONED "PROFESSIONAL DISTRICT" REQUIRED SETBACKS:
FRONT... 40 FEET
REAR... 40 FEET
SIDES... 20 FEET

NOTES:

- ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. JEFFERSON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
- NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE MOUNTAIN BROOK COUNTY PLANNING COMMISSION.
- MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE OWNER.
- ANY CONSTRUCTION OR ENCRoACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF MOUNTAIN BROOK FLOOD DAMAGE PREVENTION ORDINANCE.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315
Fax: (205) 985-9386
2032 VALLEYDALE ROAD
BIRMINGHAM AL 35244

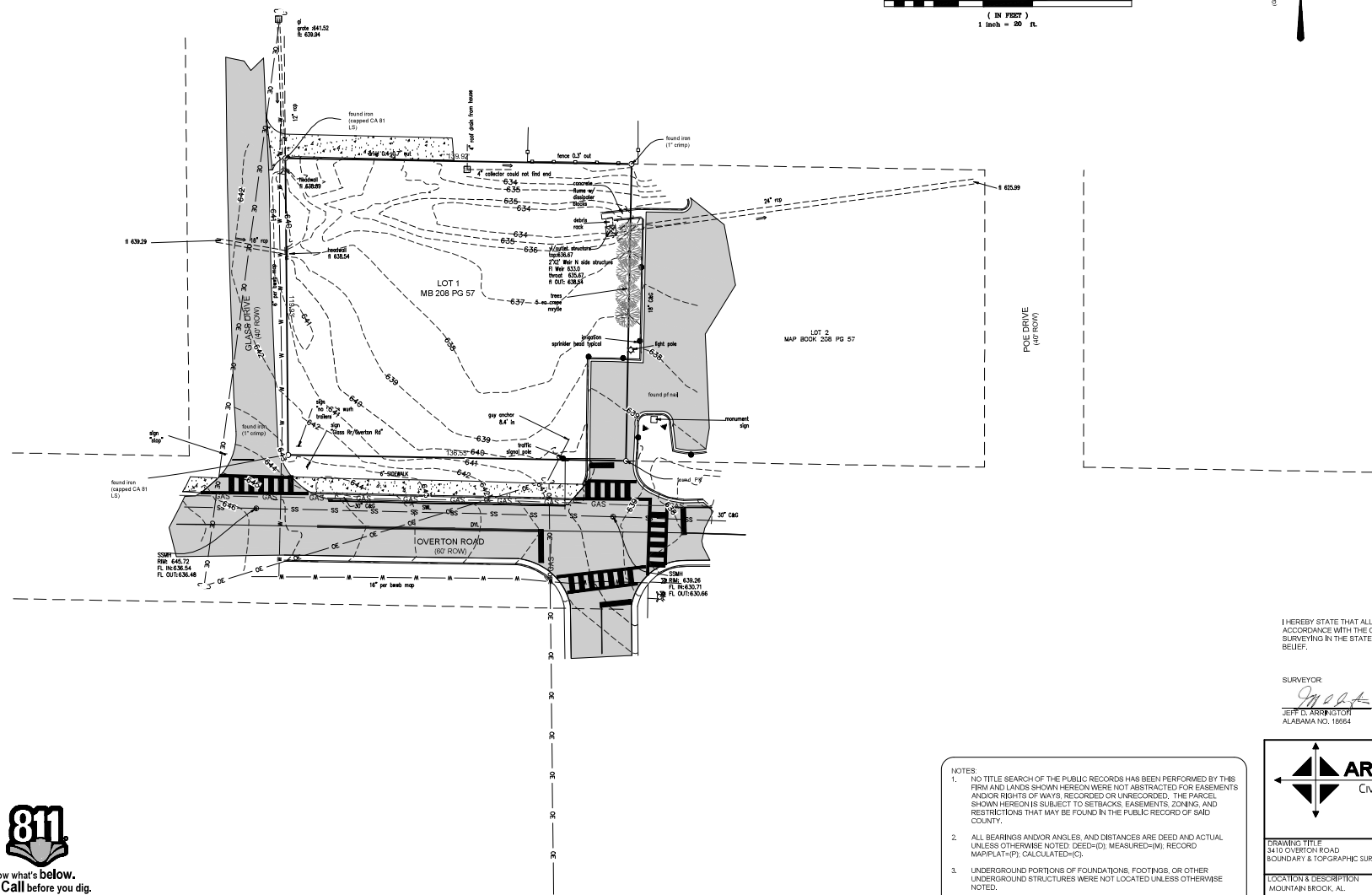
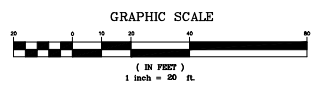
DRAWING TITLE MOURON RESURVEY		DRAWN BY MA CHECKED BY JDA DATE: 05/12/2024 SCALE: 1" = 20' PARTY CHIEF JJ PROJECT NO.: 83486 SHEET 1 OF 1
LOCATION & DESCRIPTION SE QUARTER OF SEC 15, T18N, R20W, JEFFERSON COUNTY, ALABAMA		

P-24-10 & P-24-11

3410 OVERTON ROAD BOUNDARY & TOPGRAPHIC SURVEY

MOUNTAIN BROOK, AL.

PREPARED FOR:
LYD, INC.
880 MONTCLAIR RD #600,
BIRMINGHAM, AL 35213
(205) 251-4500



I 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.

SURVEYOR
Jeff D. Arrington
JEFF D. ARRINGTON
ALABAMA NO. 18664
DATE: 12-17-2021

- NOTES:
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCELS SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
 - ALL BEARINGS AND/OR ANGLES AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P); CALCULATED=(C).
 - UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315
Fax: (205) 985-2866
2032 Valleydale Road
Birmingham AL 35244

<p>DRAWING TITLE 3410 OVERTON ROAD BOUNDARY & TOPGRAPHIC SURVEY</p> <p>LOCATION & DESCRIPTION MOUNTAIN BROOK, AL.</p>		<p>DRAWN BY: DBA CHECKED BY: JDA DATE: 12-17-2021 SCALE: 1"=20' PARTY CHIEF: KS-UJ PROJECT NO.: 74894 SHEET: 1 OF 1</p>
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811
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Sec. 129-433. - Basic requirements for application for rezoning

- 1) Present zoning classification of the parcel: Professional District
- (2) Zoning classification to which the applicant wishes to have the property changed: Residence C District
- (3) The address, real estate tax parcel identification number and legal description of the parcel, and the size of the parcel in square feet and acreage: 3130 Overton Road, Mountain Brook, AL 35223 / 2800154005002000
- (4) Name and address of the owner of the parcel: Christopher Mouron / 3400 E Briarcliff Rd, Mountain Brook, AL 35223
- (5) Name and address of the applicant, if he is someone other than the owner: Christopher Mouron / 3400 E Briarcliff Rd, Mountain Brook, AL 35223
- (6) If the application is made by anyone other than all of the owners of the parcel, written authorization from the other owners with respect to the filing of the application N/A
- (7) Name and address of any party who holds a mortgage on the parcel, or any part thereof N/A
- (8) Statement of how the parcel is to be used if the rezoning application is granted: The parcel will be used as a single family residential lot for development of a single family home.
- (9) A preliminary site plan consisting of, at a minimum, a dimensioned drawing of the parcel showing at least the location of:
Please refer to Exhibits A and B of application for an "As Is" and "Proposed" plat for all of the below
 - a. Existing and proposed buildings and other structures;
 - b. Any existing or proposed easements or rights-of-way;
 - c. Lot and yard areas, and how they are to be used;
 - d. Parking areas and the location or locations at which motor vehicles will have ingress to, and egress from, the parcel;
 - e. Water supply facilities; and
 - f. Sewage disposal facilities;
- 10) Names and addresses of all property owners, any portion of whose property lies within 500 feet of any portion of the parcel included in the request for rezoning; said names and addresses are to be certified by the tax assessor or a title insurance company: Please refer to the application for this list.

(11) A letter from an attorney or a title insurance company stating whether the parcel which is the subject of the rezoning application is subject to any covenants or restrictions and, if so, a copy of the covenants and/or restrictions: N/A

(12) Any additional information which may be required by any other provision of this chapter, or which the zoning officer or the planning commission may consider necessary for an adequate evaluation of the effect of the proposed rezoning of the parcel on adjacent and nearby properties: The subject parcel falls within the adopted boundary of Overton Village (it is the western-most green lot in the exhibit below). In conjunction with the rezoning application, the applicant is requesting the Overton Village boundary to be amended to exclude the subject parcel.