

PLANNING COMMISSION PACKET

July 31, 2024

Hello All,

Enclosed please find your packet for the meeting of August 5, 2024.

For consideration we have:

- 2 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 (August 5, 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
AUGUST 5, 2024
PRE-MEETING: (ROOM A106) 5:00 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 – August 5, 2024

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: July 1, 2024
4. **Case P-24-12:** Wilson's Resurvey of Mountain Brook Estates New Country Club Sector, being a Resurvey of the Easterly 60 feet of Estate 188 and the Westerly 20 feet of Estate 189 New Country Club Sector of Mountain Brook Estates also recorded in Instrument Number 2023068868 in the Office of the Judge of Probate Jefferson County, Alabama; situated in the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. - **2613 Montevallo Road**
5. **Case P-24-13:** Belkofer's Resurvey on Park Lane South, being a Resurvey of Lot 1 and the East 43 feet of Lot 2, in Block 9, according to the Survey for First Addition to South Highlands, as recorded in Map Book 7, Page 105 & 106, in the Office of the Judge of Probate in Jefferson County, Alabama; situated in the SE $\frac{1}{4}$ of Section 6, Twp-18S, R-2W, Jefferson County, Alabama. - **2440 Park Lane South**
6. Next Meeting: September 3, 2024
7. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 2613 MONTEVALLO ROAD

Current Zoning Classification RESIDENCE A

Proposed Zoning Classification (if different) _____

Name of Property Owner(s) CINDY C. TAYLOR

Phone Number (205) 365-5060 Email CINDY@TAYLOR-MIRRE.COM

Name of Representative Agent (if applicable) WESLEY M. TAYLOR

Phone Number (205) 365-2314 Email WES@TAYLOR-MIRRE.COM

Name of Engineer of Surveyor (if applicable) THOMAS SCOTT DREHER

Phone Number (205) 942-0086 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 and planning commission application process.

Cindy C. Taylor
22 Montcrest Drive
Birmingham, AL 35213

July 18, 2024

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

Re: 2613 Montevallo Road

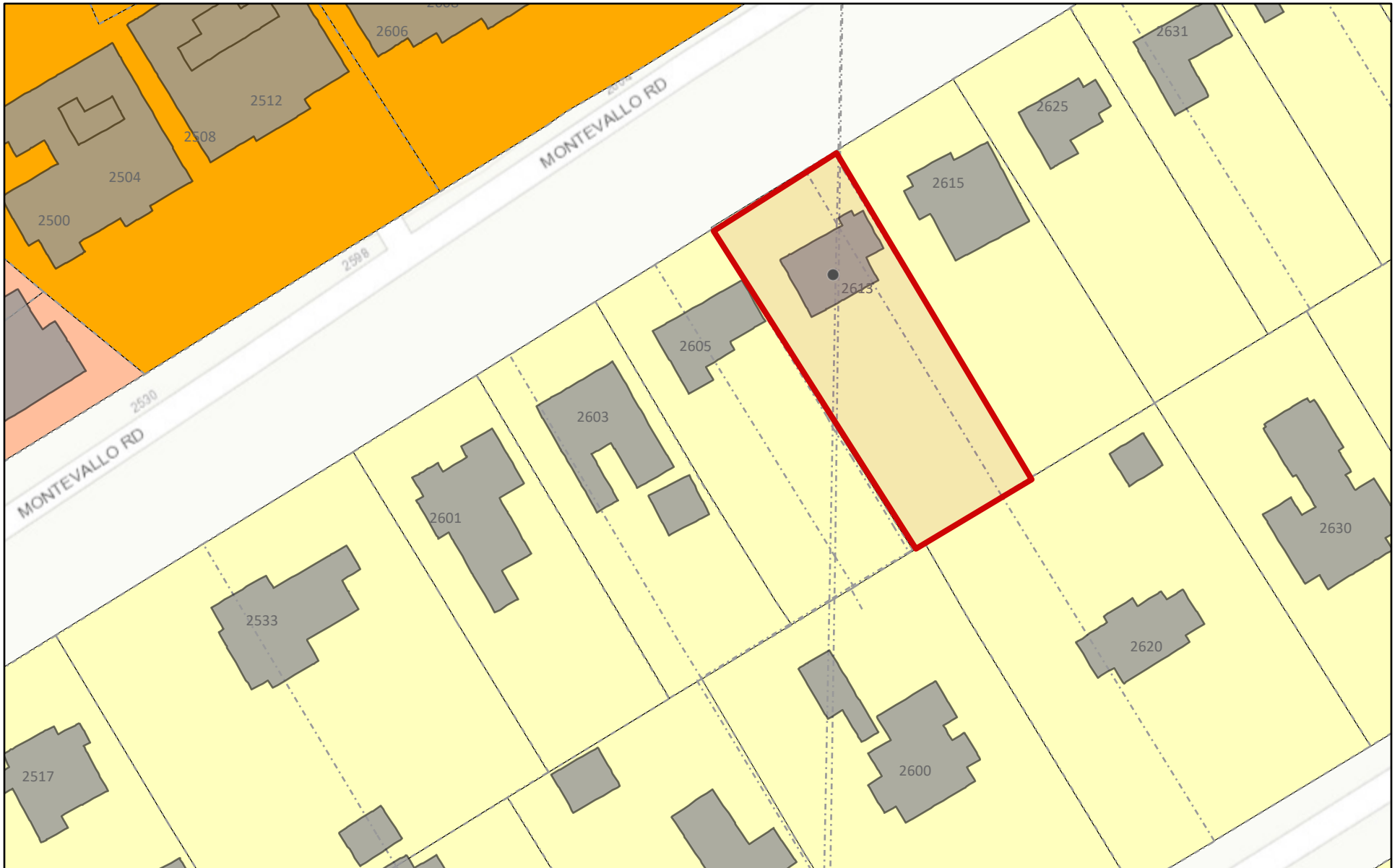
Dear Sir:

I have resurveyed the above referenced property as necessary to comply with requirements to final plat approval for 2613 Montevallo Road. I will construct a new residence on this property based on the requirements of Residence A zoning. Please let me know if you have any questions or need additional information.

Sincerely,

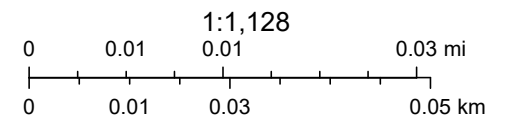

Cindy C. Taylor

P-24-12 Zoning



7/31/2024, 6:56:20 AM

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



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

P-24-12

Resurvey in Residence A zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **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 A) on plat;
 - 2) indicate all required building setbacks;
- ✓ Meets the Zoning Regulations for the Residence 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: Wilson’s Resurvey of Mountain Brook Estates

CURRENT ZONING: Residence A

OWNERS: Cindy Taylor

LOCATION: 2613 Montevallo Road

STATE OF ALABAMA;
JEFFERSON COUNTY;

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Cindy Taylor, 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 WILSON'S RESURVEY OF MOUNTAIN BROOK ESTATES NEW COUNTRY CLUB SECTOR...



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

By: Thomas Scott Dreher
Thomas Scott Dreher, PLS AL 50407

Date: JULY 18, 2024

By: _____
Cindy Taylor (Owner)

Date: _____

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 Cindy Taylor (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

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: _____ DATE: _____
Director of Environmental Service - Jefferson County

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 LINES 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 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.

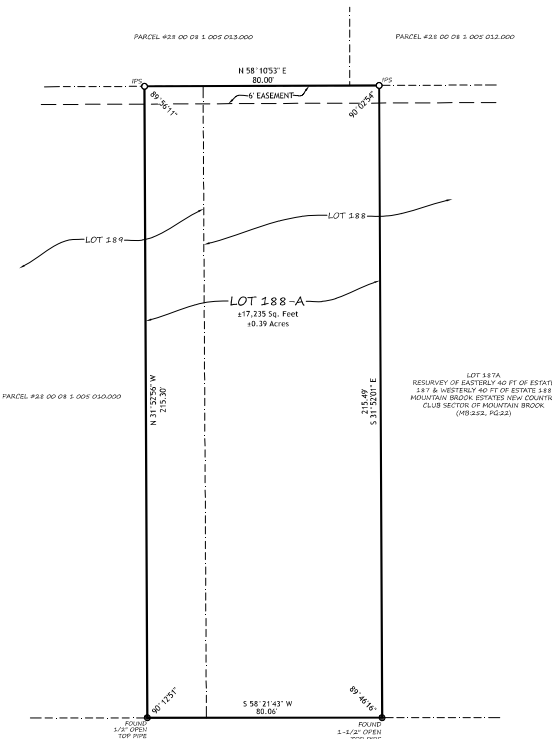
NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

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

WILSON'S RESURVEY OF MOUNTAIN BROOK ESTATES NEW COUNTRY CLUB SECTOR

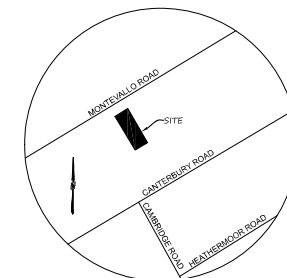
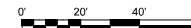
BEING A RESURVEY OF THE EASTERLY 60 FEET OF ESTATE 188 AND THE WESTERLY 20 FEET OF ESTATE 189 NEW COUNTRY CLUB SECTOR OF MOUNTAIN BROOK ESTATES ALSO RECORDED IN INSTRUMENT NUMBER 202306888 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE 1/4 AND THE NW 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA



MONTEVALLO ROAD
(100' RIGHT-OF-WAY)

LEGEND table with symbols and abbreviations for survey terms like SQ. FT., AC., EX., DELTA ANGLE, etc.



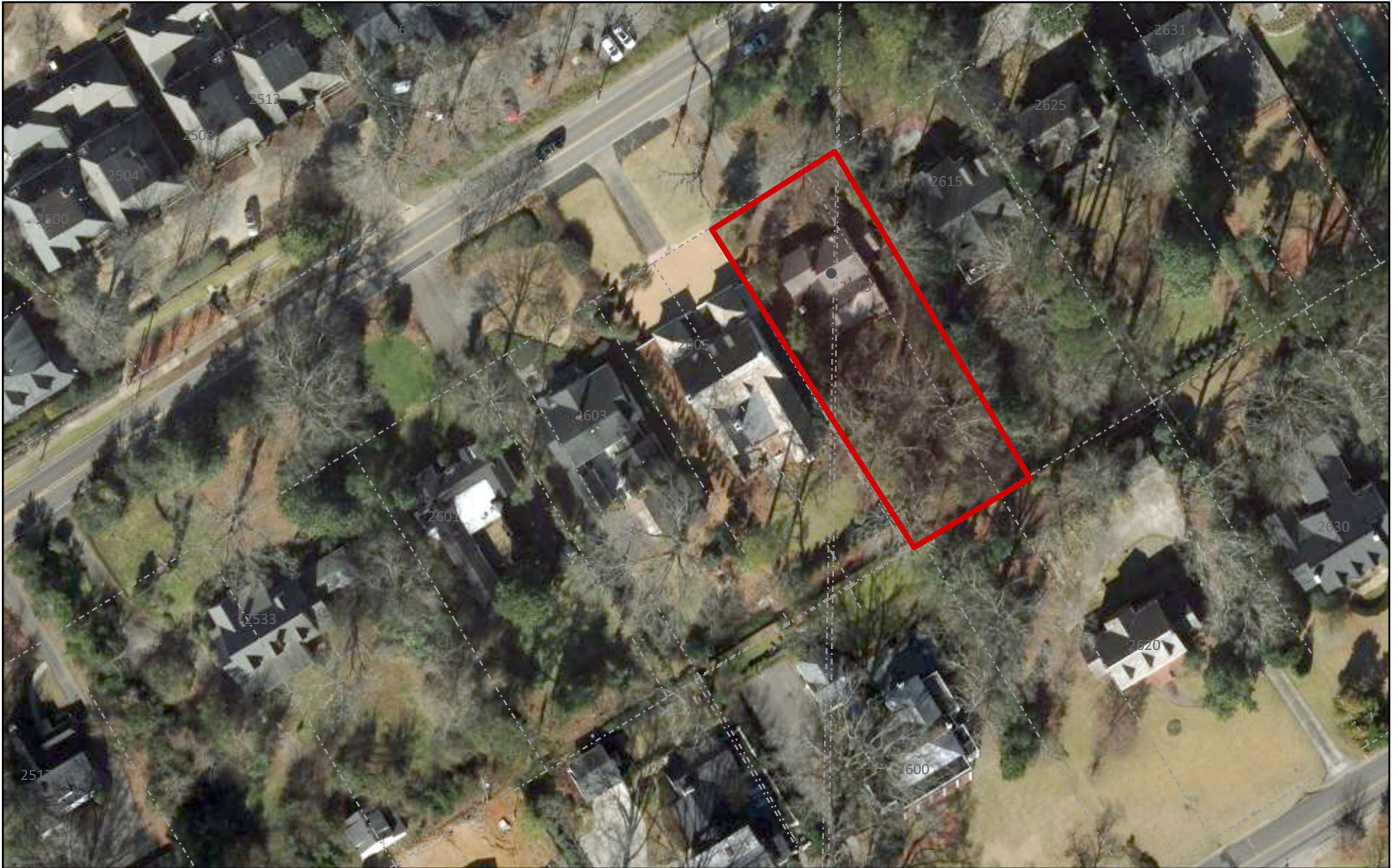
VICINITY MAP
(NOT TO SCALE)

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



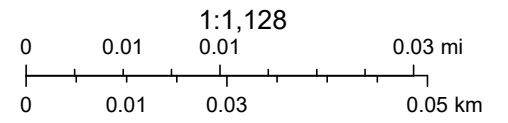
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C05574, DATED SEPTEMBER 24, 2021.

P-24-12 Aerial



7/31/2024, 6:58:07 AM

----- Lot Lines 2022 Imagery ■ Green: Band_2
■ Red: Band_1 ■ Blue: Band_3



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



Planning Commission Application PART I

Project Data

Address of Subject Property 2440 PARK LANE SOUTH

Current Zoning Classification Res-C

Proposed Zoning Classification (if different) _____

Name of Property Owner(s) MEREDITH + RANKIN BELKOFER
RANKIN

Phone Number 205-329-1557 Email RBELKOFER@GMAIL.COM

Name of Representative Agent (if applicable) _____

Phone Number _____ Email _____

Name of Engineer of Surveyor (if applicable) WEYGAND

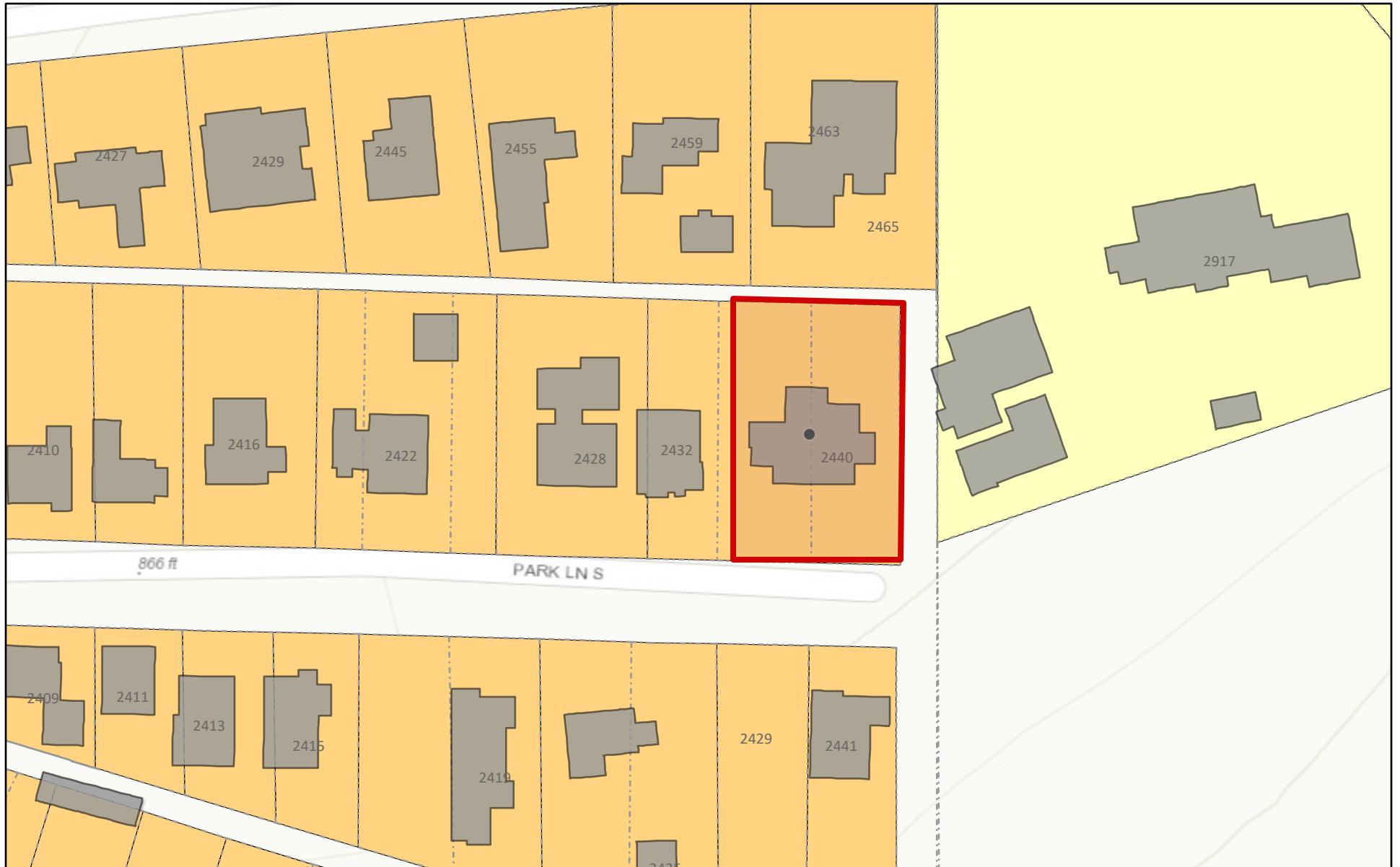
Phone Number 205-942-0086 Email INFO@WEYGAND.COM

Property owner or representative agent must be present at hearing.

Plans

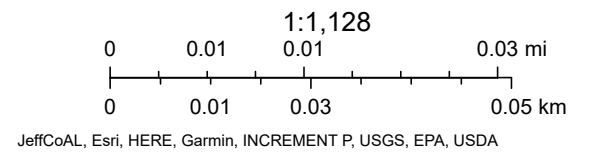
See applicable section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal and planning commission application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

P-24-13 Zoning



7/31/2024, 7:38:59 AM

- Building Footprints 2020vl
- Local Business District
- Lot Lines
- Residence A District
- Residence C District



P-24-13

Resurvey in existing Residence C zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **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: Belkofer’s Resurvey of Park Lane South

CURRENT ZONING: Residence C

OWNER: Meredith and Rankin Belkofer

LOCATION: 2440 Park Lane South

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Joseph Rankin Belkofer and Meredith Belkofer, 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 BELKOFER'S RESURVEY ON PARK LANE SOUTH, 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, 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 FIRST ADDITION TO SOUTH HIGHLANDS (Map Book 7, Page 105 & 106), and to government survey of Section 6, Township 18 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: JULY 26, 2024
Thomas Scott Dreher, PLS AL 50407



By: _____ Date: _____
Joseph Rankin Belkofer (Owner)

By: _____ Date: _____
Meredith Belkofer (Owner)

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: _____

I, _____, a Notary Public in and for said County and State hereby certify that Joseph Rankin Belkofer (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: _____

I, _____, a Notary Public in and for said County and State hereby certify that Meredith Belkofer (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

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APPROVED: _____ DATE: _____
Director of Environmental Service - Jefferson County

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.

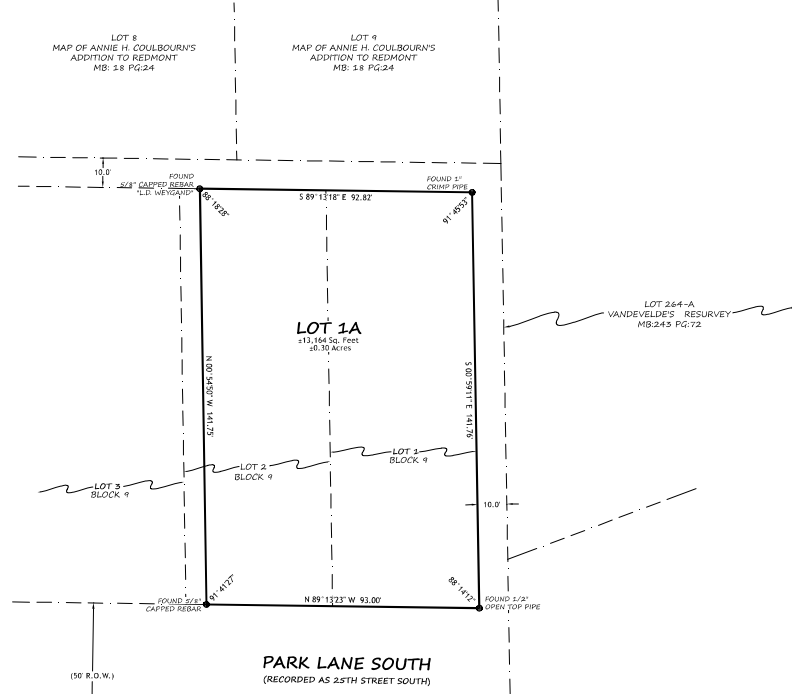
BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
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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 IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
WEYGAND, LLC, IS NOT RESPONSIBLE FOR SOIL CONTRACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

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 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT COCS NETWORK AS CONTROL.

BELKOFER'S RESURVEY ON PARK LANE SOUTH

BEING A RESURVEY OF LOT 1 AND THE EAST 43 FEET OF LOT 2, IN BLOCK 9, ACCORDING TO THE SURVEY OF FIRST ADDITION TO SOUTH HIGHLANDS, AS RECORDED IN MAP BOOK 7, PAGE 105 & 106, IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA.

SITUATED IN THE SE 1/4 OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

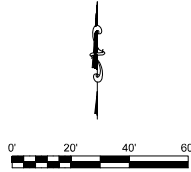


WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086
DATE: AUGUST 2024



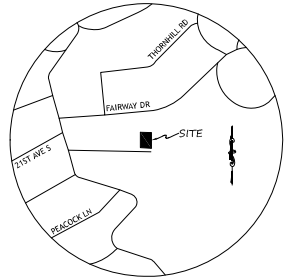
LEGEND

SQ. FT.	.....	SQUARE FEET
AC.	.....	ACRES
T.	.....	TANGENT
Δ	.....	DELTA ANGLE
d	.....	DEFLECTION ANGLE
R	.....	RADIUS
CH	.....	CHORD
L	.....	LENGTH
ESMT	.....	EASEMENT
EX	.....	EXISTING
M.B.	.....	MAP BOOK
PG.	.....	PAGE
FND.	.....	FOUND
ROW	.....	RIGHT-OF-WAY
O	.....	OPEN TOW PIPE
MIN.	.....	MINIMUM
CL	.....	CENTERLINE
D.B.	.....	DEED BOOK
	.....	NOT TO SCALE



RESIDENCE C DISTRICT
(1) Minimum front (primary) yard setback35 feet
(2) Minimum rear yard setback35 feet
(3) Minimum side yard setback10 feet

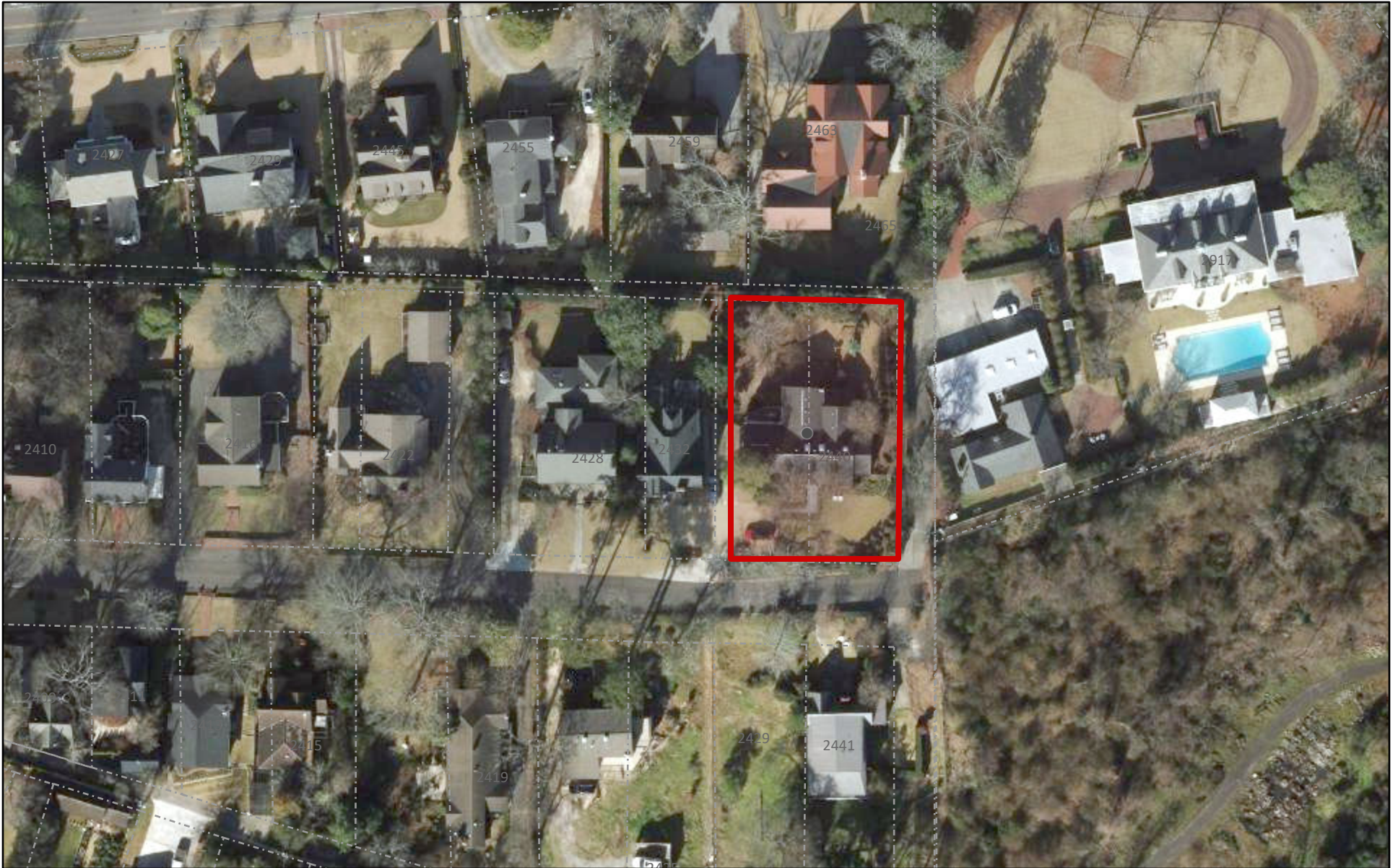
DEED SOURCE:
INSTRUMENT NO. 2020032557



VICINITY MAP
(NOT TO SCALE)

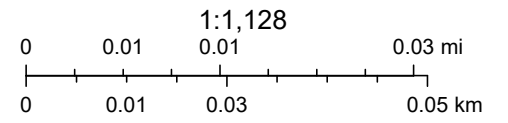
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557J, DATED SEPTEMBER 24, 2021.

P-24-13 Aerial



7/31/2024, 7:37:38 AM

----- Lot Lines 2022 Imagery
Green: Band_2
Red: Band_1 Blue: Band_3



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