

**AGENDA
COUNCIL MEETING
CITY OF HOMEWOOD
October 9, 2023
6:00 p.m.**

Resolution No. 23-147

Ordinance No. 2876

-
- 1. Call to Order:**
 - 2. Invocation:** Councilor Nick Sims
 - 3. Roll Call:**
 - 4. Reading of Minutes:** Council Meeting of September 25, 2023
 - 5. Board Vacancies:**
 - 6. Additions to Agenda:**
 - 7.**

CONSENT AGENDA

None.

8.

OLD BUSINESS AGENDA

- | | |
|-----------------|---|
| 11.09.23 | Request to surplus various municipal items – Gordon Jaynes, Fleet Maintenance |
| 12.09.23 | Request to add amendment to Cahaba Solid Waste contract to allow for fuel rebate – Berkley Squires / J.J. Bischoff |
| 14.08.23 | Request for consideration of traffic signage at the intersection of Lucerne Blvd and Parkway Drive – Councilor Sims |
| 07.09.23 | Public Hearing set for October 9, 2023 at 6:00 p.m. for consideration of sign variance(s) at 160 State Farm Parkway – Drury Inn / Wyatt Pugh, Building Dept. (Carried Over 9/25/23) |
| 15.09.23 | Request to set a Public Hearing for consideration of sign variance(s) at 2713 18 th Place South – Dunn Real Estate / David Brandt, Fravert / Wyatt Pugh, Building Dept. |
| 16.09.23 | Request to set a Public Hearing for consideration of sign variance(s) at 169 State Farm Parkway, Suite 101 – Stanton Optical / RME Signs Pro LLC / Wyatt Pugh, Building Dept. |

08.09.23 **Public Hearing set for October 9, 2023 at 6:00 p.m.** for consideration to rezone 55 Bagby Drive (PID # 29-00-14-2-004-004.000) & 65 Bagby Drive (PID # 29-00-14-2-004-005.000) from C-5 (General Business District) to a MXD (Mixed Use District). Applicant: John Chapman /Owner: 5655 Capital Partners – **Cale Smith, PE**

09.09.23 **Public Hearing set for October 9, 2023 at 6:00 p.m.** for consideration to rezone 85 Bagby Drive (PID # 29-00-14-2-004-007.000) from C-1 (Office Business District) to a MXD (Mixed Use District). Applicant: John Chapman /Owner: 85 Capital Partners, LLC to facilitate an expansion of the adjacent Magic City Acceptance Academy through the rehabilitation of an existing office building to accommodate additional educational activities and teaching space, as well as office space for various mental health and life services organizations (The Planning Commission had a vote of 7-1-1 for a favorable recommendation) – **Cale Smith, PE**

9.

COMMITTEE REFERRAL AGENDA

01.10.23 Request to fund the Senior Engineering Inspector position – **Mayor McClusky/ Cale Smith, PE – Finance Committee**

02.10.23 Request permission to submit an ATRIPP II Grant Application for access management along the US 31 corridor – **Councilor Andress / Cale Smith, PE – Finance Committee**

03.10.23 Request to set a Bid Opening for Communication Services – **Councilor Smith – Finance Committee**

04.10.23 Request for consideration of Public Safety Building elevator maintenance – **Lt. Peterson, Police Dept. – Finance Committee**

05.10.23 **Request to set a Public Hearing and referral to the Public Safety Committee** for consideration of condemnation of the accessory structure at 2819 Crescent Avenue –**Wyatt Pugh, Building Official – Public Safety Committee**

06.10.23 Request for consideration of Wine 10k event on City Hall Plaza for March 2, 2024 – **Councilor Andress – Special Issues Committee**

07.10.23 **Request to set a Public Hearing and referral to the Planning and Development Committee** for consideration of proposed revisions to the City's

Zoning Ordinance (Planning Commission voted 9-0 in favor of recommending approval) – **Cale Smith, PE – Planning and Development Committee**

- 08.10.23 Request to set a Public Hearing and referral to the Planning and Development Committee** for consideration to rezone 1906 Courtney Drive (PID # 28-00-07-3-032.023.000) from C-1 (Office Building District) to C-2 (Neighborhood Shopping District). Applicant: McConnell White & Terry Realty and Insurance Company to facilitate the proposed redevelopment of the Homewood Piggly Wiggly grocery store (The Planning Commission had a vote of 8-1 for a favorable recommendation) – **Cale Smith, PE – Planning and Development Committee**
- 09.10.23 Request to set a Public Hearing and referral to the Planning and Development Committee** for consideration to approve a Final Development Plan for 3030 Independence Drive (PID # 28-00-23-07-3-031-001.000); 3008 Drake Street (28-00-07-3-032-025.002; 1909 Oxmoor Road (28-00-07-3-032-001.000; and 1906 Courtney Drive (28-00-07-3-032-023.000 Zoning: C-1 (Office Building District) and C-2 (Neighborhood Shopping District) Applicant/Owner: McConnell White & Terry Realty and Insurance Company for the proposed redevelopment of a 3.21-acre site centered around the planned construction of a new 27,650 sq. ft. Piggly Wiggly grocery store, a new 6,000 sq. ft. retail building, as well as associated parking, landscaping, and other site improvements. (The Planning Commission had a vote of 7-2 for a favorable recommendation) – **Cale Smith, PE – Planning and Development Committee**
- 10.10.23 Request to set a Public Hearing and referral to the Planning and Development Committee** for consideration to rezone 1300 Columbiana Road (PID # 29-00-23-4-003-004.00, 29-00-24-3-008-001.000, & 23-00-24-3-008-002.000) from I-2 (Institutional District) to C-1 (Office Building District). Applicant: Eric Rogers/Progressive Properties, PLLC; Owner: Second Presbyterian Church to permit the construction of a 20,125 sq. ft., single-story medical office building (The Planning Commission had a vote of 4-5 for an unfavorable recommendation) – **Cale Smith, PE – Planning and Development Committee**
- 11.10.23 Request to set a Public Hearing and referral to the Planning and Development Committee** for consideration to approve an Amended Development Plan at 202 State Farm Parkway (PID # 29-00-23-3-001-001.019 Zoning: PMUD (Planned Mixed-Use District) Applicant/Owner: Homewood Property Outparcel Owner, LLC to permit the proposed construction of a new 3,726 sq. ft., single-story urgent care medical clinic (Fast Pace Urgent Care), as well as associated parking, landscaping and other site improvements The Planning Commission had a vote of 9-0 for a favorable recommendation) – **Cale Smith, PE – Planning and Development Committee**

- 12.10.23 Request to set a Public Hearing and referral to the Planning and Development Committee** for consideration to approve the Final Development Plan at 501 Scott Street (PID # 29-00-23-2-004-002.000 Zoning: WHD (West Homewood District) Applicant: Erik Hendon / Hendon-Huckestein Architects, PC; Owner: Dr. Michael G. Kilgore, DVM centered around the interior and exterior renovation of the existing Homewood Animal Hospital that would be expanded in size to 3,511 sq. ft. to accommodate a combination of office, examination and treatment services, as well as expanded parking, landscaping and other site improvements (The Planning Commission had a vote of 9-0 for a favorable recommendation) – **Cale Smith, PE – Planning and Development Committee**

10.

OTHER NEW BUSINESS

- 08.10.23 Request to set a Public Hearing** for consideration to rezone 1906 Courtney Drive (PID # 28-00-07-3-032.023.000) from C-1 (Office Building District) to C-2 (Neighborhood Shopping District). Applicant: McConnell White & Terry Realty and Insurance Company to facilitate the proposed redevelopment of the Homewood Piggly Wiggly grocery store (The Planning Commission had a vote of 9-0 for a favorable recommendation) – **Cale Smith, PE**
- 09.10.23 Request to set a Public Hearing** for consideration to approve a Final Development Plan for 3030 Independence Drive (PID # 28-00-23-07-3-031-001.000); 3008 Drake Street (28-00-07-3-032-025.002; 1909 Oxmoor Road (28-00-07-3-032-001.000; and 1906 Courtney Drive (28-00-07-3-032-023.000 Zoning: C-1 (Office Building District) and C-2 (Neighborhood Shopping District) Applicant/Owner: McConnell White & Terry Realty and Insurance Company for the proposed redevelopment of a 3.21-acre site centered around the planned construction of a new 27,650 sq. ft. Piggly Wiggly grocery store, a new 6,000 sq. ft. retail building, as well as associated parking, landscaping, and other site improvements. (The Planning Commission had a vote of 7-2 for a favorable recommendation) – **Cale Smith, PE**
- 10.10.23 Request to set a Public Hearing** for consideration to rezone 1300 Columbiana Road (PID # 29-00-23-4-003-004.00, 29-00-24-3-008-001.000, & 23-00-24-3-008-002.000) from I-2 (Institutional District) to C-1 (Office Building District). Applicant: Eric Rogers/Progressive Properties, PLLC; Owner: Second Presbyterian Church to permit the construction of a 20,125 sq. ft., single-story medical office building (The Planning Commission had a vote of 4-5 for an unfavorable recommendation) – **Cale Smith, PE**

- 11.10.23** **Request to set a Public Hearing** for consideration to approve an Amended Development Plan at 202 State Farm Parkway (PID # 29-00-23-3-001-001.019 Zoning: PMUD (Planned Mixed-Use District) Applicant/Owner: Homewood Property Outparcel Owner, LLC to permit the proposed construction of a new 3,726 sq. ft., single-story urgent care medical clinic (Fast Pace Urgent Care), as well as associated parking, landscaping and other site improvements (The Planning Commission had a vote of 9-0 for a favorable recommendation) – **Cale Smith, PE**
- 12.10.23** **Request to set a Public Hearing** for consideration to approve the Final Development Plan at 501 Scott Street (PID # 29-00-23-2-004-002.000 Zoning: WHD (West Homewood District) Applicant: Erik Hendon / Hendon-Huckestein Architects, PC; Owner: Dr. Michael G. Kilgore, DVM centered around the interior and exterior renovation of the existing Homewood Animal Hospital that would be expanded in size to 3,511 sq. ft. to accommodate a combination of office, examination and treatment services, as well as expanded parking, landscaping and other site improvements (The Planning Commission had a vote of 9-0 for a favorable recommendation) – **Cale Smith, PE**
- 13.10.23** Request for consideration of approval of vouchers for period of September 26, 2023 through October 9, 2023 – **Robert Burgett, Finance Director and Melody Salter, CPA, City Clerk**

- 11. Mayor Comments:**
- 12. Liaisons/Representatives Reports:**
- 13. Announcements:**