



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

710 - 20TH STREET NORTH
ROOM 210 CITY HALL
BIRMINGHAM, ALABAMA 35203

EDWIN REVELL
DIRECTOR

SUBDIVISION COMMITTEE

SUB2019-00001

Redmont Park

Description: A request for a favorable recommendation regarding the vacation of 13,615 square feet of right of right of way and a request for approval of a final plat resurveying 7 lots into 1 lot called BAINBRIDGE RESURVEY.

Applicant: CARL DANIEL MOORE

Owner: BAINBRIDGE PHILIPPA MCCLELLAN

Premises/Geographic: 3200 ARGYLE RD

Parcel Information: 012800052008002000; situated in the NW 1/4 of Section 05, Township 18S; Range 2-W

Property Zoned: R1 Single Family District

Proposed Use: Residential Single Family Attached

BE IT RESOLVED by the Subdivision Committee that the hereinabove described right of way are hereby RECOMMENDED to the Council of the City of Birmingham to be vacated, the Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Approval by City Council.
- 4) The final plat must be recorded within 1 year from the date of approval at the Judge of Probate.

MOTION: BRIAN GUNN

SECOND: DEVON SIMS

VOTE: 4-0 (APPROVAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Tim G. Gambrel, Technical Advisor to the Birmingham Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Subdivision Committee of the Birmingham Planning Commission at its meeting held November 18, 2020 and the same appears of record in the Official Minutes of said Committee.

GIVEN UNDER MY HAND AND OFFICAL SEAL of the Birmingham Planning Commission this day, November 20, 2020.

Tim Gambrel
Chief Planner



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SUB2020-00071

CRESTWOOD SOUTH

Description: A request for approval of a final plat resurveying 3 lots into 8 lots called ARBOR TERRACE RESURVEY NO. 1.

Applicant: SCHOEL ENGINEERING

Owner: BIRMINGHAM METRO, LLC

Premises/Geographic: 800, 810, & 820 MONTCLAIR RD

Parcel Information: 012300331002001000; situated in the NE 1/4 of Section 33, Township 17S; Range 2-W

Property Zoned: B6 Health and Institutional District

Proposed Use: Mixed

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Approval of ZBA2020-00062 (Variance to allow the lots principal frontage on a private drive instead of public street) and a waiver from the Subdivision Regulation's definition of a lot.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: MASHONDA

SECOND: BRIAN

VOTE: 4-0

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SUB2020-00072

Redmont Park

Description: A request for approval of a final plat resurvey 2 lots into 1 lot called SCHAFF'S RESURVEY.
Applicant: WEYGAND SURVEYORS
Owner: SARA SCHAFF
Premises/Geographic: 2045 21ST AVE. S
Parcel Information: 012800063026001000; situated in the SW 1/4 of Section 06, Township 18S; Range 2-W

Property Zoned: R3 Single Family District
Proposed Use: Undetermined

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Label the type of 10' easement.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: DEVON SIMS

SECOND: MASHONDA TAYLOR

VOTE: 4-0

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SUB2020-00073

Highland Park

Description: A request for approval of a final plat resurveying 3 lots into 2 lots called SCHOLL'S SURVEY.
Applicant: STEVEN GILBERT
Owner: SCHOLL CONSTRUCTION INC.
Premises/Geographic: 2801 10TH Avenue S
Parcel Information: 012300314012004000; situated in the SE 1/4 of Section 31, Township 17S; Range 2-W

Property Zoned: R3 Single Family District
Proposed Use: Residential Single Family Detached

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Remove the driveway indicated on the plat.
- 4) label the adjacent subdivisions on the final plat.
- 5) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: BRIAN GUNN

SECOND: DEVON SIMS

VOTE: 4-0

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SUB2020-00074

Bush Hills

Description: A request for approval of a final plat resurveying 1 and a part of a lot into 1 lot called RESURVEY OF LOT 19 & A PART OF LOT 20 BLOCK 9 OWENTON.

Applicant: DAVE ARRINGTON

Owner: GRACE LOVE PROPERTIES

Premises/Geographic: 906 6TH AVE. W & 612 9TH ST. W

Parcel Information: 012200334006014000; situated in the SE 1/4 of Section 33, Township 17S; Range 3-W

Property Zoned: R3 Single Family District

Proposed Use: Residential Single Family Attached

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- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Label the adjacent subdivisions on the final plat of the adjacent properties.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: MASHONDA TAYLOR

SECOND: BRIAN GUNN

VOTE: 4-0

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SUB2020-00075

Forest Park

Description: A request for approval of a Condominium Plat creating 4 units and a final plat resurveying 2 lots into 1 lot called IVY CONDOMINIUMS.

Applicant: DAN ALRED

Owner: EBERT INVESTMENTS LLC

Premises/Geographic: 4019 GLENWOOD AVE. SW

Parcel Information: 012300321015001000; situated in the NE 1/4 of Section 32, Township 17S; Range 2-W

Property Zoned: R3 Single Family District

Proposed Use: Residential Single Family Condominium

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: BRIAN GUNN

SECOND: DEVON SIMS

VOTE: 4-0

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SUB2020-00076

Fountain Heights

Description: A request for approval of a final plat resurveying 2 lots into 1 lot called BALLARD HOUSE PROJECT RESURVEY.

Applicant: DAN ALRED

Owner: THE BALLARD HOUSE PROJECT INC.

Premises/Geographic: 1416 & 1420 7TH AVE. N

Parcel Information: 012200351018010000; situated in the NE 1/4 of Section 35, Township 17S; Range 3-W

Property Zoned: M1 Light Industrial District

Proposed Use: Residential Single Family Detached

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: DEVON SIMS

SECOND: BRIAN GUNN

VOTE: 4-0

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SUB2020-00077

Overton

Description: A request for approval of a final plat resurveying 4 lots into 1 lot called HIGHLANDS COLLEGE RESURVEY LOTS 2-C, 5-D, 2-D, 5-F

Applicant: COREY SHOOP

Owner: BRUCE ADAMS

Premises/Geographic: 3660 GRANDVIEW PKY

Parcel Information: 012800263000005002; situated in the SW 1/4 of Section 26, Township 18S; Range 2-W

Property Zoned: B3 Community Business District

Proposed Use: Institutional

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Add the private easement located on Lot 2-C not shown on plat.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: MASHONDA TAYLOR

SECOND: DEVON

VOTE: 4-0

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SUB2020-00078

Wahouma

Description: A request for approval of final plat resurveying 3 lots into 1 lot called A RESURVEY OF A PART OF LOTS 10, 11, & 12 BLOCK 38 EAST LAKE SUBDIVISION.

Applicant: CARR & ASSOATES ENGINEERS. INC

Owner: HABITAT FOR HUMANITY

Premises/Geographic: 220 72ND ST. N

Parcel Information: 012300152020020000; situated in the NW 1/4 of Section 15, Township 17S; Range 2-W

Property Zoned: R3 Single Family District

Proposed Use: Residential Single Family Detached

BE IT RESOLVED by the Subdivision Committee that the hereinabove described Final Plat is hereby APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION: BRIAN

SECOND: MASHONDA TAYLOR

VOTE: 4-0

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SUB2020-00079

Southside

Description: A request for a favorable recommendation regarding the vacation of 6,399 square feet and a request for approval of a Final Plat combining the vacated right of ways and 9 lots into 1 lot called SOUTHTOWN RESURVEY NO. 2.

Applicant: SCHOEL ENGINEERING

Owner: HOUSING AUTH OF THE BHAM DIST

Premises/Geographic: 2547 & 2557 9TH COURT

Parcel Information: 012300313019004000; situated in the SW 1/4 of Section 31, Township 17S; Range 2-W

Property Zoned: R7 Multiple Dwelling District

Proposed Use: Mixed

BE IT RESOLVED by the Subdivision Committee that the hereinabove described right of way are hereby RECOMMENDED to the Council of the City of Birmingham to be vacated, the Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Approval by City Council.
- 4) The final plat must be recorded within 1 year from the date of approval at the Judge of Probate.

MOTION: MASHONDA TAYLOR

SECOND: DEVON SIMS

VOTE: 3-0 (APPROVAL) RECUSE: BRIAN GUNN

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