

Highland Park Neighborhood Association Meeting Notes
Meeting Date: December 12th, 2017

7:00pm: President Glascock called the meeting to order.

Correction to November 2017 Meeting Minutes - corrected number for St.VH Security dispatch: 205-939-7799. With no other changes or edits, the November 2017 meeting minutes were approved.

Announcements: Welcome new residents/attendees

Police:

Officer King attended:

Incident Report (this month 12.1.17-12.12.17): Burglaries: -, UBEV: -, Auto Theft: -, Robbery: - (data not provided)

Incident Report (last month): Burglaries: 3, UBEV: 4, Auto Theft: 2, Robbery: 0

E. Sanfelippo to follow up with Captain Sellers re: getting current stats each month. There has been a change in personnel, but Sellers is working with them so we get reports each month.

Homicide of known drug dealer at 2933 Clairmont Ave. – gunshots heard and no forced entry, suspects being sought

2800/11th Ave. S. female approached and held at gunpoint – same perp robbed another victim or two near Southside (matched description and was caught by police)

Milner St. robbery (last Thursday) female approached by male with knife and stole purse and fled towards Southtown

Lookout spotted suspicious vehicle with TN plates and called it in to South Precinct – cops pulled over with 3 guns, heroin, bullet proof vest (claimed to be bail bondsman)

11pm Sunday night multiple gunshots (rapid fire) heard by residents followed by sirens

Vehicle shot into near Caldwell Park – perp caught and arrested

Request made for additional patrols

Resident Reports:

28th St. from 10th to 11th additional parking sign with → needed closer to Highland Ct. (E. Sanfelippo to report it to traffic engineering)

33rd and Cliff – problems with parking (residents encouraged to contact police for illegally parked cars)

B SAFE group met with police couple years ago and got them to provide monthly incident reports and held training for Neighborhood Block Watch. Contact Devoris Ragland Pierce

(devoris.ragland@birminghamal.gov re: Neighborhood Block Watch training and signage for your block)

Resident reported drugs being dealt on 30th St. – near Rushton Park

Resident reported abandoned apt. building on Clairmont bw 30th/31st (closer to 31st) 3076 Clairmont ?) – A. Glascock will report it.

Resident asked about follow up on solved crimes to let people know when perps are caught. Difficult for police to share information for ongoing investigations, but hope to share more successes.

General Safety Information:

If you see something, say something! Call South Precinct: 205-254-2793

ALWAYS report suspicious activities or items, etc. to the police. Non-emergency number is 205-328-9311.

Burglaries tend to happen during the day

Surveillance cameras are helpful for BPD, so share footage with them if you have/get it.

Continue to keep an eye out and call police if you see anything suspicious or are the victim of a crime.

If you see finger prints, notify the responding officer so prints can be taken.

Fire Department: did not attend

Public Works: Chris Pinke attended (Tammy Wheeler did not attend)

Leaf season is here. Bag your leaves and put them out for Large Trash and Brush Pickup.

City is proposing weekend work to stay on top of keeping leaves out of storm drains, gutters, etc.
Snow day 12/8/17 has delayed large brush and trash pickup
Replacement trees on Highland Ave. (along golf course) to be planted asap – stump grinder has been down
Resident asked about AL Power bi-annual tree trimming and told to contact AL Power directly

Contact **Tammie Wheeler** at tammie.wheeler@birminghamal.gov or 205-254-2061 re: inoperable cars and overgrown yards (and furniture and large trash dumped on street by apt. dwellers without dumpsters. She can contact apt. bldg. owners to let them know).

Proposed Variance for townhomes on 30th St. S. and Rhodes Circle
Carter Hughes and Randall Minor (Maynard Cooper Gayle Attorneys)
Plans and Elevation Attached at end of minutes

(proposed variance was presented and discussed several months ago. It was approved by the Zoning Committee of the Neighborhood Association and approved via vote taken at the Neighborhood Meeting but did not get approved by the City)

City ZBA board was unclear on how to interpret requirements

Somewhat atypical to see multifamily zoned site within historic district, but this is one

Revised variance request is based on a reduction in total number of units from 6 to 5 and increased setback along Rhodes Circle to 25'

9' setback is required on Rhodes

Curbcut/driveway moved to Rhodes Circle as far as possible from 30th St. to minimize impacts on traffic
Code requires 25' setback along 30th St., and developer is requesting 15' for end units and 20' setbacks for interior units

Code requires 25' setback along Rhodes Circle, and developer is now at 25'

Required rear 25' setback

Developer had engineer measure setbacks on west side of 30th St. S. and heights of nearby buildings to tops of roofs

Zoning allows 45' height (design has 40' high building)

Variance often has hardships (unique condition for specific lot). Hughes mentioned: Undeveloped corner lot with irregular curved corner

Overlay district developed to maintain and promote appropriate/compatible development (max. setback is 25')

Concerns/Discussion:

Variances are tied to property (not a specific project/design), so another developer could potentially build something based on variance) if granted.

Setting a precedent like this could create more buildings/developments close to the street

What about exploring building that meets 25' setback on both 30th St. and Rhodes Circle? Developer reply: Rhodes Circle setback seemed to be focus of ZBA

A lot of work and thought went into the Form Based Overlay for the neighborhood so why is it being considered? Response from Bruce Lanier, AIA (Highland Park resident): HP has Form Based Overlay (aka Smart Zoning) parameters to guide development and protect neighborhood

Appeal to ZBA could take the case to circuit court

Zoning requires 1 parking spot per unit but developer is including 2 for each

Continuance Requested: If Neighborhood Association asks for continuance, city will grant it (requested by neighbors opposed to this development to delay city vote for at least two weeks)

President Glascock called for a vote to Approve Variance Request: motion from B. Lanier, 2nded – in favor 6, opposed 18, 2 abstained – **motion denied**

Motion for Continuance from S. Childers, 2nded by M. Wilson - in favor 13, opposed 0

St. Vincent's Hospital re: issues on 28th St.

Andrew Cain attended

St. VH Security dispatch: 205-939-7799. Call them when you see illegal parking in the area and suspect it is hospital employees.

Site Mtg. 12/7/17 at 28th and St. Vincent's

Tim Gambrell, Bruce Lanier, Carl Sosnin, E. Sanfelippo, Fred Hawkins, Michael Eddington, St. VH rep., and several other city people

Action Items:

Mr. Gambrell (Dept. of Planning, Engineering, Permits) to forward all mtg. minutes where construction at St. Vincent's has been discussed for clarification for NA

Opening closest to McDonald's to be confirmed as not needed by first responders and closed

St. Vincent's to provide letter to Neighborhood Association and city clarifying what the other two entrances on 28th are being used for during construction and what they will be used for after construction

St. Vincent's to submit updated master plan (incl. required elements of traffic flow, means of egress, all existing buildings and heights)

Request for traffic study along 28th from Clairmont/University to 11th Ave./Highland Ct.

St. Vincent's and city to provide comments on lack of buffer landscaping between surface lot on 28th and provide schedule and plan for replanting

Andrew Cain from St. Vincent's is aware of the list of items needed and working on them.

Valerie Abbott mentioned high parking costs that are not in line with other hospitals/institutions (Cain claims they are within \$1 of other comparable institutions. Argument was that this is a residential area whereas the others are not. St. Vincent's has proposed lower parking rate to go in Fiscal year starting July 2018) Plan to increase off campus parking and shuttles.

Greg Dawkins (City Traffic) looking into how parking zones/decals system works

Report from City Councilor Valerie Abbott (valerie.abbott@birninghamal.gov)

When contacting her, please copy Darryl Lee, her assistant: (Darryl.lee@birninghamal.gov)

New budget approved after a few changes made by Mayor Woodfin

Old Business:

Golf ball issue on 12th Ct.

Evan Godfrey (Highland Golf) is working with Parks and Recreation (Stanley Robinson) to get bids to replace 15 year old driving range netting and make it taller for safety of nearby residents

Sister Houses (on Highland Ave. and Rhodes Park)

11/14/17 City Design Review approved plan to repair roofs, eaves, gutters and to remove scaffolds

Rushton Park Community Garden – no update. Email highlandparkgardens@gmail.com or Vwmcdonald90@gmail.com to request a spot or ask questions.

New Business:

Storm drain Highland Drive and Clairmont clogged and backs up after storms – Abbott will report to city, but neighbors are encouraged to call it into 311 (was cleaned out 2 years ago but is clogged again) Help by bagging your leaves; don't blow them into the street. (City used to vacuum leaves, but residents put debris in with leaves and city could not maintain equipment)

Variance Request for deck covering at 2730 Caldwell Ave. townhomes (end unit)–

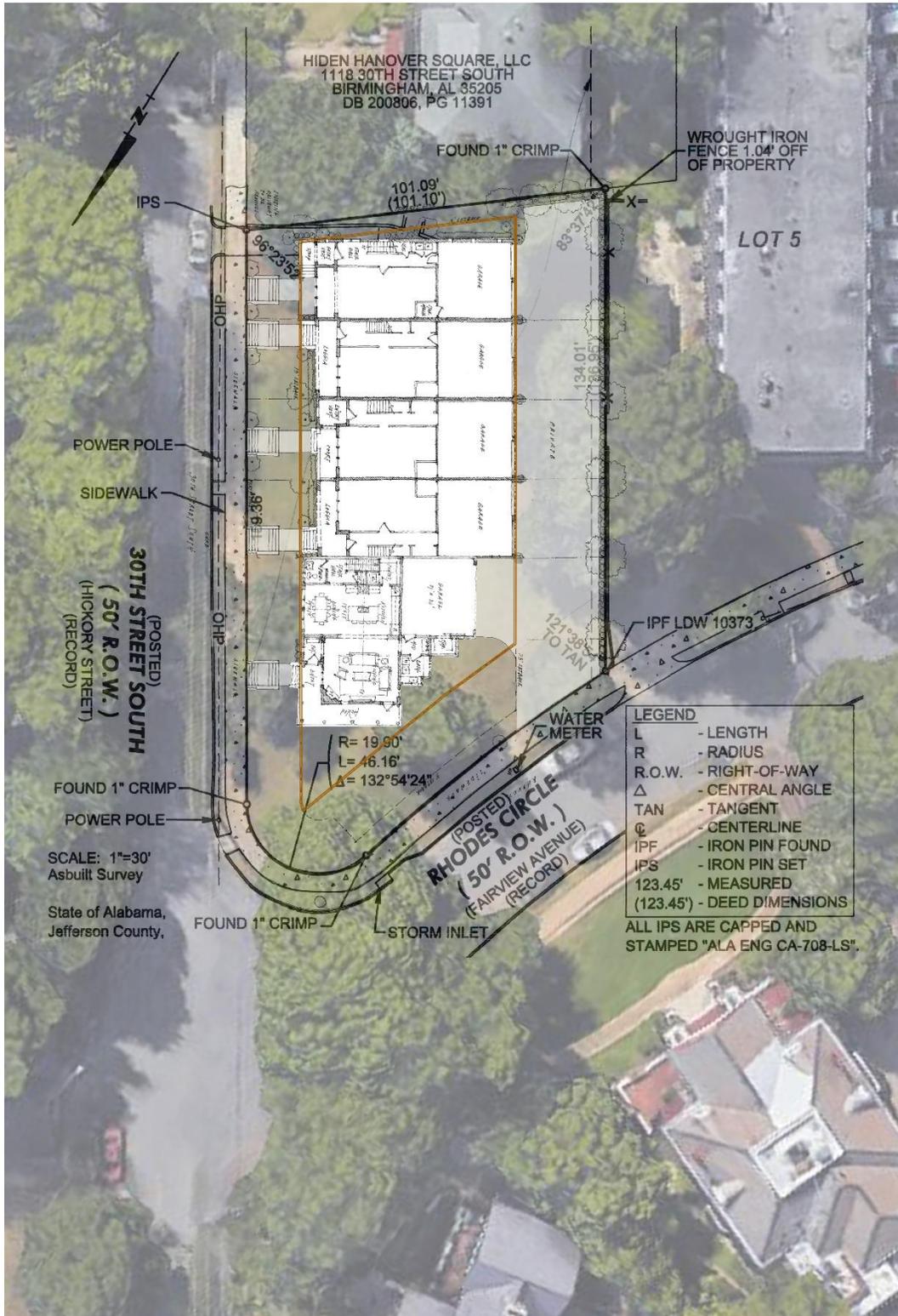
property/house was over required setback when current owner purchased it. Owner wants to put roof over her deck that is 10" beyond required setback. B. McKenna made motion to approve, 2nded (all in favor, none opposed) Motion Approved.

Adjournment: With no further business, the meeting was adjourned at approximately 8:53pm.

Next meeting will take place at Highland Golf Course (**UPSTAIRS** at the clubhouse) on Tuesday, January 9th, 2017 at 7pm.

Respectfully Submitted,
Elizabeth Sanfelippo
Secretary, Highland Park Neighborhood Association

Attachments: Proposed townhomes on 30th St. S. and Rhodes Circle



HIDEN HANOVER SQUARE, LLC
 1118 30TH STREET SOUTH
 BIRMINGHAM, AL 35205
 DB 200806, PG 11391

WROUGHT IRON
 FENCE 1.04' OFF
 OF PROPERTY

LOT 5

30TH STREET SOUTH
 (POSTED)
 (50' R.O.W.)
 (HOKORY STREET)
 (RECORD)

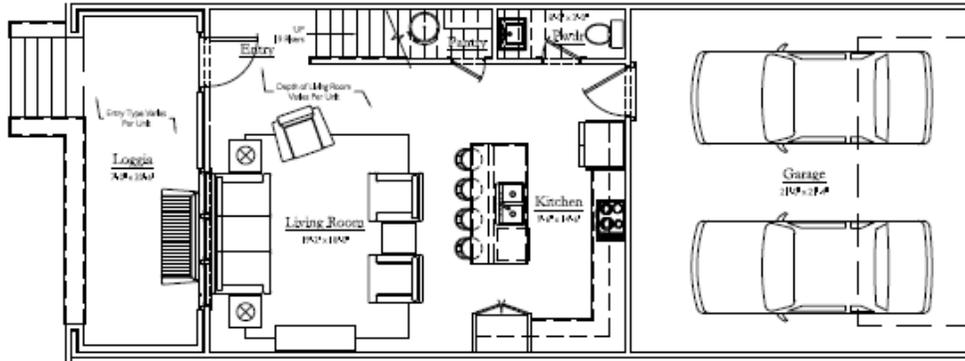
RHODES CIRCLE
 (POSTED)
 (50' R.O.W.)
 (FAIRVIEW AVENUE)
 (RECORD)

LEGEND	
L	- LENGTH
R	- RADIUS
R.O.W.	- RIGHT-OF-WAY
Δ	- CENTRAL ANGLE
TAN	- TANGENT
⊙	- CENTERLINE
IPF	- IRON PIN FOUND
IPS	- IRON PIN SET
123.45'	- MEASURED
(123.45')	- DEED DIMENSIONS

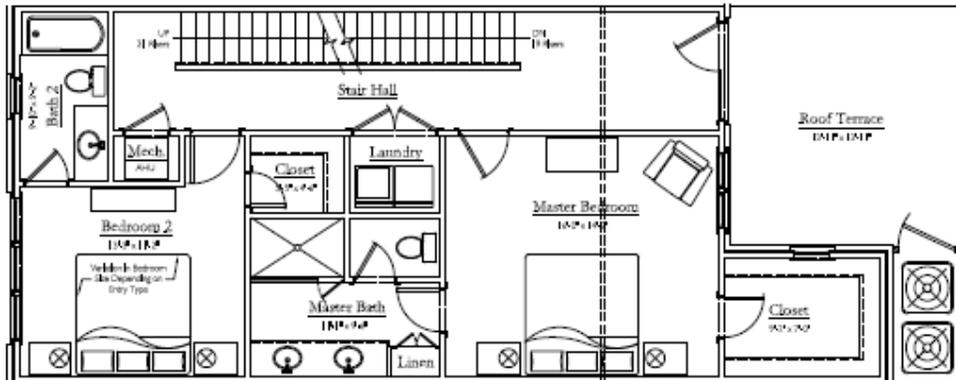
SCALE: 1"=30'
 Asbuilt Survey

State of Alabama,
 Jefferson County,

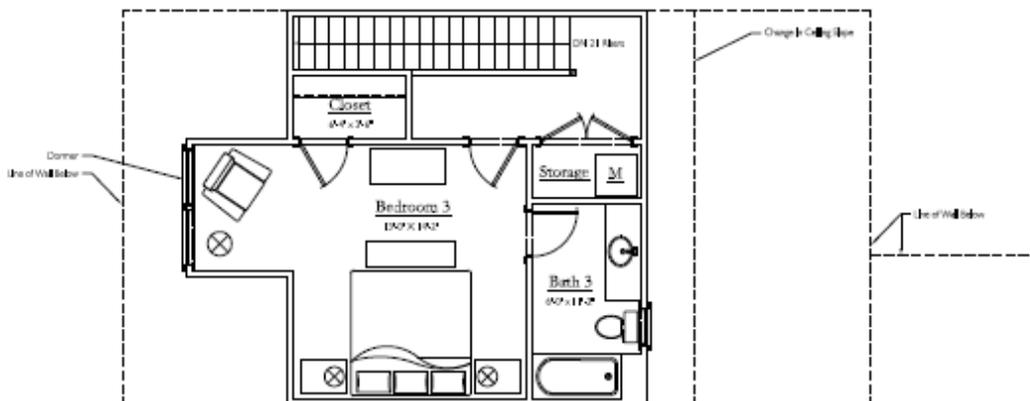
ALL IPS ARE CAPPED AND
 STAMPED "ALA ENG CA-708-LS".



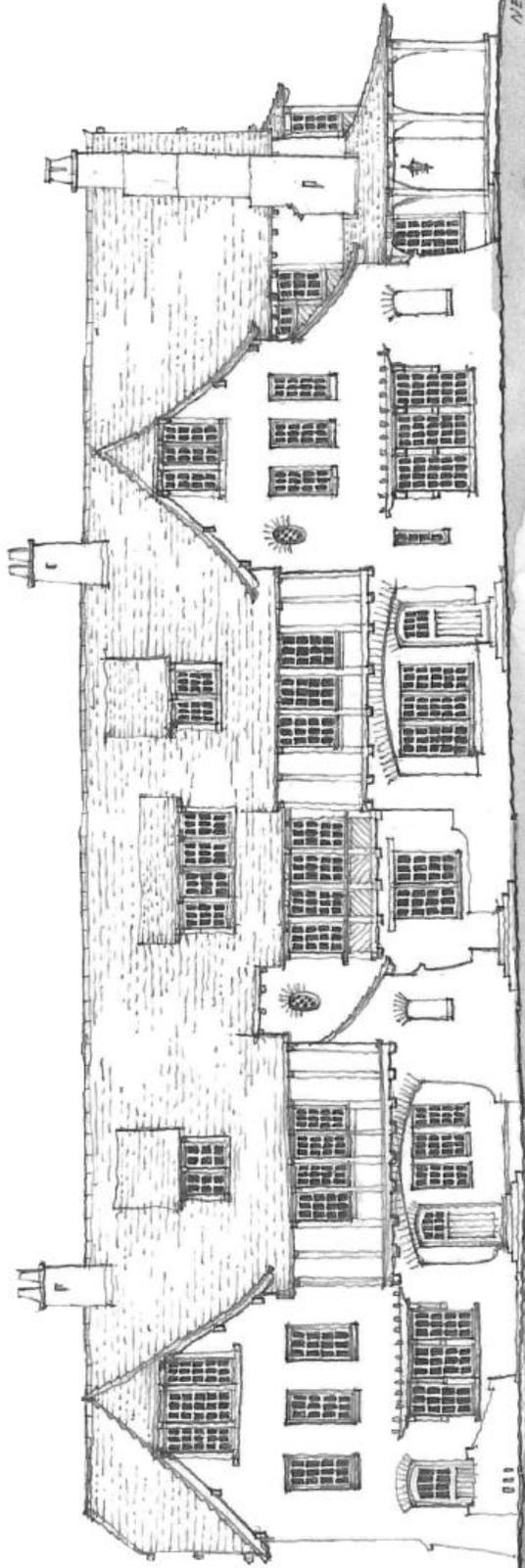
square footage
 cond: 583 sf
 unconditioned: 65 | sf



square feet
 conditioned: 959 sf
 unconditioned: 238 sf (Terrace)



square footage: 453 sf - 46 (stair) = 437 sf



1128

HIGGINS DEVELOPMENT
3074 STREET SOUTH ELEVATION
HIGHLAND PARK TOWNHOUSES

011