

Mitchell Brothers Contractors, Inc

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8/27/2025

Ms Kim Brothers

Planning and Zoning Coordinator

City of Alabaster

1953 Municipal Way

Alabaster, Ala 35007

Dear Kim

Re: Rezoning request for the NW ¼ of the NW ¼, Sec 27, TWP21S, R3 West and approximately 6 acres adjoining NW corner of same.

This letter is to explain our reasons for this rezoning request.

Our company has owned this property for 50 years and has made several efforts to develop or sell the property. The issue discouraging its development has been the steep terrain and lack of public sewage. The property's slopes and grades are severe and will require grading to make the lots desirable to a potential purchaser however, the need for this grading disqualifies the possibility of using septic tanks for sewage disposal. Thus, we are in a "Catch 22" situation.

Recently, I drove all around the adjoining property, looking for a cost-effective way to bring sewage lines to service the property. It seems, when the last addition of Forest Park was developed, their lots were very deep and the record map shows an easement for utilities along their North property line; and the easement adjoins our property at its NE corner.

We then had a meeting with the City's Engineering staff, and they agreed that was a feasible way to provide sewer to our property, thus we hopefully could overcome the "catch 22".

Now, we must do a lot of grading to improve the lots so they will result in a nice neighborhood. Unfortunately, that will increase the development cost, and we want the emphasis to be on nicer homes, so the need to rezone to R-3. Also, the nearby areas that have sewer all seem to be zoned R-3, so our request is consistent with the neighborhood trend.

Sincerely,

Jim Mitchell, Pres

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