

**Vestavia Hills
City Council Agenda
August 10, 2015
5:00 PM**

1. Call to Order
2. Roll Call
3. Invocation – Melvin Turner, III, Finance Director/City Treasurer
4. Pledge Of Allegiance
5. Announcements and Guest Recognition
6. Proclamation – National Senior Citizens Day, August 21, 2015
7. City Manager’s Report
8. Councilors’ Reports
9. Approval of Minutes –July 16, 2015 (Work Session) and July 27, 2015 (Regular Meeting)

Old Business

10. Ordinance Number 2578 – Annexation – 90-Day Final – 2437 Rocky Ridge Road; Lot 1, Buckhead 1st Sector; Michael And Caroline Allen, Owners (*public hearing*)
11. Ordinance Number 2579 – Rezoning – 2437 Rocky Ridge Road; Lot 1, Buckhead 1st Sector; Rezone From JC E-2 To VH R-1; Compatible Zoning For Annexation; Michael And Carolyn Allen, Owners (*public hearing*)
12. Ordinance Number 2580 – Annexation – 3609 Settlers Lane; Part of Estate #6, JP Westbrook Estates; Joseph D. West, Owner (*public hearing*)
13. Ordinance Number 2581 – Rezoning – 3609 Settlers Lane; Part of Estate #6, JP Westbrook Estates; Rezone From JC E-1 To VH E-2; Compatible Zoning For Annexation; Joseph D. West, Owner (*public hearing*)

New Business

14. Resolution Number 4743 – A Resolution Approving An Alcohol License For Samurai Japan LLC, Samurai Japan Restaurant, 700 Montgomery Highway, Suite 178; Bin Bin Chen, Executive (*public hearing*)
15. Resolution Number 4740 - A Resolution Authorizing The Mayor And City Manager To Execute And Deliver An Agreement With Jefferson County For Sanitary Sewer Repairs Within ALDOT Right-Of-Way At The New City Hall

16. Resolution 4742 - Appointing Kym Prewitt To Fill The Unexpired Term Of Rebecca Walden On The Vestavia Hills Library Board

New Business (Requesting Unanimous Consent)

First Reading (No Action Taken At This Meeting)

17. Resolution Number 4741 - A Resolution accepting a bid for Wildland Protection Equipment for the Vestavia Hills Fire Department (*public hearing*)
18. Ordinance Number 2582 – Annexation – 90 Day Final – 2501 Dolly Ridge Road; Lot 31 And West 50’ Of Lot 29, Rocky Ridge Estates; David Acton Building Corporation, Owners (*Public Hearing*)
19. Ordinance Number 2583 – Rezoning – 2501 Dolly Ridge Road; Lot 31 And West 50’ Of Lot 29, Rocky Ridge Estates; Jefferson County E-2 To Vestavia Hills R-2 For Construction Of Two Homes; David Acton Building Corporation, Owners (*Public Hearing*)
20. Ordinance Number 2584 – Annexation – 90-Day Final – 4711 Caldwell Mill Road; David Acton Building Corporation, Owners (*Public Hearing*)
21. Ordinance Number 2585 – Rezoning – 4711 Caldwell Mill Road; Rezone From Jefferson County E-2 To Vestavia Hills R-1 For Construction Of Two Homes; David Acton Building Corporation, Owners (*Public Hearing*)
22. Ordinance Number 2586 – Rezoning – A Portion Of 4308 Dolly Ridge Road; Rezone From Vestavia Hills R-4 To Vestavia Hills B-1.2; Fred Acton, Owner (*Public Hearing*)
23. Citizens Comments
24. Motion For Adjournment

PROCLAMATION

WHEREAS, throughout our history, older people have achieved much for our families, communities, and country; and

WHEREAS, with improved healthcare and more years of productivity, older citizens are reinforcing their historical roles as leaders and sense of purpose as individuals and as a Nation; and

WHEREAS, many of them are embarking on second careers, giving younger people an example of responsibility, resourcefulness, competence, and determination; and

WHEREAS, more than 4.5 million senior citizens are serving as volunteers in various programs and projects that benefit every sector of society; and

WHEREAS, we can best demonstrate our gratitude for the older seniors' accomplishments by making sure that our communities enable them to participate to the fullest and find the encouragement, acceptance, assistance, and services they need to continue to lead lives of independence and dignity;

NOW, THEREFORE, I, Alberto C. Zaragoza, Jr. by virtue of the authority vested in me as Mayor of the City of Vestavia Hills in the State of Alabama, do proclaim August 21, 2015 as

NATIONAL SENIOR CITIZENS DAY

which is recognized annually and was authorized and requested by President Ronald Reagan in 1988 to encourage them to be active members of their community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Vestavia Hills to be affixed this the 10th day of August, 2015.

Alberto C. Zaragoza, Jr.
Mayor

CITY OF VESTAVIA HILLS

CITY COUNCIL

WORK SESSION

MINUTES

JULY 16, 2015

The City Council of Vestavia Hills met in a work session on this date at 5:00 PM following posting/publishing pursuant to Alabama law. The Mayor called the work session to order and the City Clerk called the roll with the following:

MEMBERS PRESENT:

Mayor Alberto C. Zaragoza, Jr.
Steve Ammons, Mayor Pro-Tem
George Pierce
John Henley
Jim Sharp

OTHER OFFICIALS PRESENT:

Jeff Downes, City Manager
Rebecca Leavings City Clerk
Marvin Green, Asst. Fire Chief
Terry Ray, Asst. Fire Chief
Dan Rary, Police Chief

The Mayor called the work session to order and gave updates on the following:

- Legislation concerning the proposed entertainment districts - now that the legislation has been approved, the City is working on the first designated area in Rocky Ridge. Discussion followed regarding the need for sidewalks in the area, arrangements for festivals and outdoor activities, etc.;
- Update on the newly adopted OMA regulations and how they might affect the public boards and commissions;
- Discussions concerning an elected Board of Education;
- The dedication of Liberty Parkway and a possible turn lane for SHAC on Sicard Hollow.

Mr. Downes gave updates on all of the projects around the City, including:

- Ongoing negotiations with Chick-Fil-A;
- Altadena Valley Country Club designs, the rezoning procedure and meetings with adjacent property owner representatives;
- A termination of the agreement with JCS probation services;
- The SHAC master plan – Phase II;

- Patchwork Farms retail center development;
- The construction of the new City Hall facility;
- The I-65 southern Gateway project.

There being no further business, the meeting adjourned at 6:45 PM.

Alberto C. Zaragoza, Jr.
Mayor

Attested by:

Rebecca Leavings
City Clerk

CITY OF VESTAVIA HILLS

CITY COUNCIL

MINUTES

JULY 27, 2015

The City Council of Vestavia Hills met in regular session on this date at 5:00 PM. The Mayor called the meeting to order and the City Clerk called the roll with the following:

MEMBERS PRESENT:

Mayor Alberto C. Zaragoza, Jr.
Steve Ammons, Mayor Pro-Tem
George Pierce
John Henley
Jim Sharp

OTHER OFFICIALS PRESENT:

Jeff Downes, City Manager
Patrick H. Boone, City Attorney
Rebecca Leavings, City Clerk
Melvin Turner, Finance Director
George Sawaya, Deputy Treasurer
Danny Rary, Police Chief
Jim St. John, Fire Chief
Marvin Greene, Asst. Fire Chief
Terry Ray, Asst. Fire Chief
Brian Davis, Public Services Director
Christopher Brady, City Engineer

Invocation was given by Jim St. John, Fire Chief, followed by the Pledge of Allegiance led by Conner Rell, Troop 76.

ANNOUNCEMENTS, GUEST RECOGNITION, CANDIDATES

- Mr. Pierce reminded everyone of the 2nd annual Back-To-School celebration in Oliver Square beginning at 6:30 PM on August 14, 2015.
- Mr. Ammons and Mayor Zaragoza welcomed Boy Scouts Will Sexton and Conner Rell (Troop 76) to the meeting. Both Boy Scouts indicated that they are presently working on merit badges. Mr. Ammons stated that Connor's dad is the Chief-of-Staff for Congressman Adderhold and chose Vestavia Hills as their home.

- The Mayor reminded everyone of the sales tax holiday scheduled this year from 12:01 AM August 7 through 11:59, August 9, 2015.

CITY MANAGER REPORT

- Mr. Downes stated that the opening of the new City Hall facility is scheduled for October 13 from 4 PM to 8 PM. This “High Notes” celebration will include music from the Alabama Symphony Orchestra with other combined community events.

COUNCILOR REPORTS

- The Mayor stated that Item 13 was moved to “New Business” and should not have been listed as “Unanimous Consent.”

FINANCIAL REPORTS

Mr. Turner presented the financial reports for month ending June 2015. He read and explained the balances.

APPROVAL OF MINUTES

The minutes of July 13, 2015 (Regular Meeting) were presented for approval.

MOTION Motion to dispense with the reading of the minutes of July 13, 2015 (Regular Meeting) and approve them as presented was by Mr. Pierce and second by Mr. Henley. Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

OLD BUSINESS

RESOLUTION NUMBER 4732

Resolution Number 4732 – Accepting A Bid With Alternates For Construction Of An ADA Ramp For The Vestavia Hills Library In The Forest (*public hearing*)

MOTION Motion to approve Resolution Number 4732 was by Mr. Henley and second was by Mr. Sharp.

Mr. Downes explained that bids were invited for an ADA ramp to be constructed at the Library in the Forest. The project was budgeted for \$115,000 from Fund 13. The consultant and Library Director reviewed the bids and recommended that the lowest bid submitted by Richard Sprouse be accepted with alternate at a cost not to exceed \$175,000. The Library Board voted to also fund the additional \$60,000 from Fund 13.

Discussion ensued as to the length of construction, penalty for failure to finish in a timely manner, bonding, and approval by the City Engineer.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

RESOLUTION NUMBER 4734

Resolution Number 4734 – A Resolution Requesting Additional Funding For Improvements At The “Adult” Softball Fields (*public hearing*)

MOTION Motion to approve Resolution Number 4734 was by Mr. Ammons and second was by Mr. Pierce.

Mr. Downes stated that this is an effort to improve recreational facilities and assist with better playing fields for the future. He stated that the company who maintains the playing fields inside the fence has indicated a certain amount of improvements that could be done within the “adult” softball fields to help enhance them and increase multi-functional uses. Funding has already been established for other fields, so the consensus was to do this during this fiscal year.

Discussion ensued about improvements to other fields, crushed stone underneath the grass for better drainage and water detention, Park Board concurrence to help improve the diamond shaped fields and all better usage, the contract with Specialty Turf, decisions have been studied and approved by the consultant, etc.

The Mayor opened the floor for a public hearing.

Greg Hulsey, member of the Softball Association Board, stated that they were excited to hear about this proposal. He asked that the other fields get more attention also.

Frank Thomas, 4219 White Oak Drive, asked that the fields be installed with infield grass.

Mr. Ammons stated that hasn't been decided yet, but is currently being deliberated and they will know when the numbers are better analyzed.

There being no one else to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

RESOLUTION NUMBER 4736

Resolution Number 4736 - A Resolution Authorizing The City Manager To Execute And Deliver A Development Agreement With Hardin Grace Investments, LLC, Phillips And Todd Holdings, LLC And G. Fred Acton, James Acton And Anne A. Reardon For Sanitary Sewer Improvements To Properties Along A Certain Portion Of Dolly Ridge Road (*public hearing*)

MOTION Motion to approve Resolution Number 4736 was by Mr. Sharp and second was by Mr. Henley.

Mr. Downes stated that this is a development agreement that would allow the City to pay \$20,000 toward the addition of sewer service to property on the other side of Manor Brook Drive from the "In The Making" building to allow sanitary sewer to a doctor office that's zoned for that location. He explained the terms of the agreement, etc.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

ORDINANCE NUMBER 2573

Ordinance Number 2573 – Rezoning – 3786 And 3790 Poe Drive; Lots 5A And 5B, Overton Investments Resurvey Of New Merkle And Lots 6 & 7, Glass 3rd Add To New Merkle; Rezone From Vestavia Hills R-4 (Residential) To Vestavia Hills R-9 (Planned Residential) For Construction Of Four Single-Family Residences; David Horton And Overton Investments, Owners; Jason Kessler, Representing (*public hearing*)

MOTION Motion to approve Ordinance Number 2573 was by Mr. Sharp and second was by Mr. Pierce.

Mr. Downes stated that this request joins some presently zoned R-4 property with some R-9 property to rezone all properties to R-9 for a planned residential subdivision of 4 homes.

Jason Kessler was present in regard to the request.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes Mr. Henley – yes
Mr. Ammons – yes Mr. Sharp – yes
Mayor Zaragoza – yes motion carried.

ORDINANCE NUMBER 2574

Ordinance Number 2574 – Annexation – 90-Day Final – 3400 Kettering Lane; Lot 16, Ridgedell Park; Natan and Lindsey Shar, Owners (*public hearing*)

MOTION Motion to approve Ordinance Number 2574 was by Mr. Pierce and second was by Mr. Henley.

Mr. Pierce stated that this request for annexation was reviewed and the Council did an overnight annexation a few months ago. Tonight’s request is the 90-day final annexation and the compatible rezoning.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

ORDINANCE NUMBER 2575

Ordinance Number 2575 – Rezoning – 3400 Kettering Lane; Lot 16, Ridgedell Park; Rezone From Jefferson County R-1 To Vestavia Hills R-2; Compatible Zoning For Annexation; Natan Shar, Owner (*public hearing*)

MOTION Motion to approve Ordinance Number 2575 was by Mr. Pierce and second was by Mr. Henley.

Mr. Downes stated that this is the compatible rezoning for this property from County to City.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

ORDINANCE NUMBER 2576

Ordinance Number 2576 – Annexation – 90-Day Final – 3405 Sagewood Lane; Lot 23A, Resurvey of Lots 21, 22 & 23, Sagewood; Donald and April Winningham, Owners (*public hearing*)

MOTION Motion to approve Ordinance Number 2576 was by Mr. Pierce and second was by Mr. Henley.

Mr. Pierce stated that this request for annexation was reviewed and the Council did an overnight annexation a few months ago. Tonight's request is the 90-day final annexation and the compatible rezoning.

Donald and April Winningham were present in regard to this request.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

ORDINANCE NUMBER 2577

Ordinance Number 2577 – Rezoning – 3405 Sagewood Trail; Lot 23A, Resurvey Of Lots 21, 22 And 23, Sagewood; Rezone From Jefferson County R-1 To Vestavia Hills R-2; Compatible Zoning For Annexation; Donald And April Winningham, Owners (*public hearing*)

MOTION Motion to approve Ordinance Number 2577 was by Mr. Sharp and second was by Mr. Pierce.

Mr. Downes stated that this is the compatible rezoning for this property from County to City.

Donald and April Winningham were present in regard to this request.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

NEW BUSINESS

RESOLUTION NUMBER 4737

Resolution Number 4737 – A Resolution Approving An Alcohol License For Café Iz LLC D/B/A Iz Café, 2514 Rocky Ridge Road; Mary Bruno Reed And Stewart Michael Reed, Executives (*public hearing*)

MOTION Motion to approve Resolution Number 4737 was by Mr. Pierce and second was by Mr. Ammons.

Mr. Downes stated that this is a request for beer and wine sales at the Café Iz located off of Rocky Ridge.

Chief Rary stated the Police Departments has no objections to the request.

Mary Reed was present in regard to the request and indicated that she participates in ABC's training for her employees.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

NEW BUSINESS (REQUESTING UNANIMOUS CONSENT)

The Mayor opened the floor for unanimous consent for the immediate consideration and action on Resolution Numbers 4738 and 4739.

MOTION Motion for unanimous consent for the immediate consideration and action on Resolution Numbers 4738 and 4739 was by Mr. Ammons and second was by Mr. Henley. Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

RESOLUTION NUMBER 4738

Resolution Number 4738 – A Resolution Authorizing The City Manager To Add An Air Conditioning Unit For The Server Room And Repair Of The Air Unit Coil At The Vestavia Hills Library In The Forest (*public hearing*)

MOTION Motion to approve Resolution Number 4738 was by Mr. Henley and second was by Mr. Ammons.

Mr. Downes stated that this Resolution authorizes certain repairs to be made to the Library in the Forest's boiler and also allows the installation of a stand-alone unit in the Library's server room to protect the computer system in the event of a failure of the main cooling system.

Discussion ensued regarding the causes of failure of the coils, the request to warranty the parts for a longer period, the average life of the coils, maintenance to keep the water in the systems clear.

Mr. Pierce asked that the warranty on the coil to be installed be increased to 2-years instead of 1-year.

Mr. Boone stated that he wasn't able to review the agreements because they were sent late; however, he asked that the Council approve them subject to the removal of the indemnity clauses contained in the agreement.

Louise Corscadden was present representing Trane and explained that the amendments would have to also be approved by their legal department.

MOTION Motion to amend the agreement in order to delete the indemnity clauses and to amend the warranty of the coil being installed to 2-years instead of 1-year was by Mr. Ammons and second was by Mr. Henley.

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

RESOLUTION NUMBER 4739

Resolution Number 4739 – A Resolution Authorizing The City Manager To Execute And Deliver A Sixth Amendment To Purchase And Sale Agreement With Chick-Fil-A, A Georgia Corporation (public hearing)

MOTION Motion to approve Resolution Number 4739 was by Mr. Pierce and second was by Mr. Henley.

Mr. Downes stated that this Resolution would amend the terms of the sales agreement to allow for the installation of a rear access behind the Regions Bank. He stated that he believes this is the last remaining detail in the sale contract other than the request for rezoning which has been held up for other reasons and should be forthcoming soon.

The Mayor opened the floor for a public hearing. There being no one to address the Council concerning this request, the Mayor closed the floor and asked for the question.

Roll call vote as follows:

Mr. Pierce – yes	Mr. Henley – yes
Mr. Ammons – yes	Mr. Sharp – yes
Mayor Zaragoza – yes	motion carried.

FIRST READING (NO ACTION TO BE TAKEN AT THIS MEETING)

The Mayor stated that the following Resolutions and/or Ordinances will be presented at a public hearing at the Council's next regularly scheduled meeting on August 10, 2015 at 5 PM.

- Ordinance number 2578 – Annexation – 90-Day Final – 2437 Rocky Ridge Road; Lot 1, Buckhead 1st Sector; Michael And Caroline Allen, Owners (*public hearing*)
- Ordinance Number 2579 – Rezoning – 2437 Rocky Ridge Road; Lot 1, Buckhead 1st Sector; Rezone From JC E-2 To VH R-1; Compatible Zoning For Annexation; Michael And Carolyn Allen, Owners (*public hearing*)
- Ordinance Number 2580 – Annexation – 3609 Settlers Lane; Part of Estate #6, JP Westbrook Estates; Joseph D. West, Owner (*public hearing*)
- Ordinance Number 2581 – Rezoning – 3609 Settlers Lane; Part of Estate #6, JP Westbrook Estates; Rezone From JC E-1 To VH E-2; Compatible Zoning For Annexation; Joseph D. West, Owner (*public hearing*)

CITIZENS COMMENTS

Steve Bendall, 1355 Badham Drive, stated that the Board of Education decided to “rebrand” the mascot at the school and eventually roll into the new image. However, it would appear they want to bulldoze the issue ASAP beginning with the installation of a new gym floor and buying out all of the t-shirts and other sales items that bear the mascot. He stated that he thinks the Board of Education has driven a wedge within the community and that this year's seniors will have no mascot. He asked that the City Council take action to support the community and the mascot.

MOTION Motion to adjourn was by Mr. Pierce and second was by Mr. Henley. Meeting adjourned at 6:20 PM.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

ORDINANCE NUMBER 2578

**ANNEXING CERTAIN TERRITORY TO THE
CORPORATE LIMITS OF THE CITY OF
VESTAVIA HILLS, ALABAMA.**

WHEREAS, on the 27th day of April, 2015, a petition was presented to the City Council of the City of Vestavia Hills, Alabama, proposing the annexation of certain property to the City of Vestavia Hills, Alabama, under the provisions of Act 32 of the Special Session on the Alabama Legislature of 1964; and

WHEREAS, the City Council of the City of Vestavia Hills, at the time and place of its regular meeting on said date, made a determination that the matters contained in the Petition were true and that it was in the public interest that said property be annexed to the City of Vestavia Hills, Alabama.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the following property which was described in said petition be annexed to the City of Vestavia Hills, Alabama:

2437 Rocky Ridge Road
Lot 1, Buckhead 1st Sector (MB 31/MP 93)
Michael and Caroline Allen, Owner(s)

2. That this Annexation shall become effective upon the adoption and approval of this Ordinance in accordance with the provisions of law, after which the heretofore described property shall become a part of the City of Vestavia Hills, Alabama.

3. That the City Clerk be and is hereby directed to publish this Ordinance in accordance with the requirements of the law and to file a copy hereof, together with a duly certified copy of the petition, with the Probate Judge of Jefferson County, Alabama.

ADOPTING and APPROVED this the 10th day of August, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

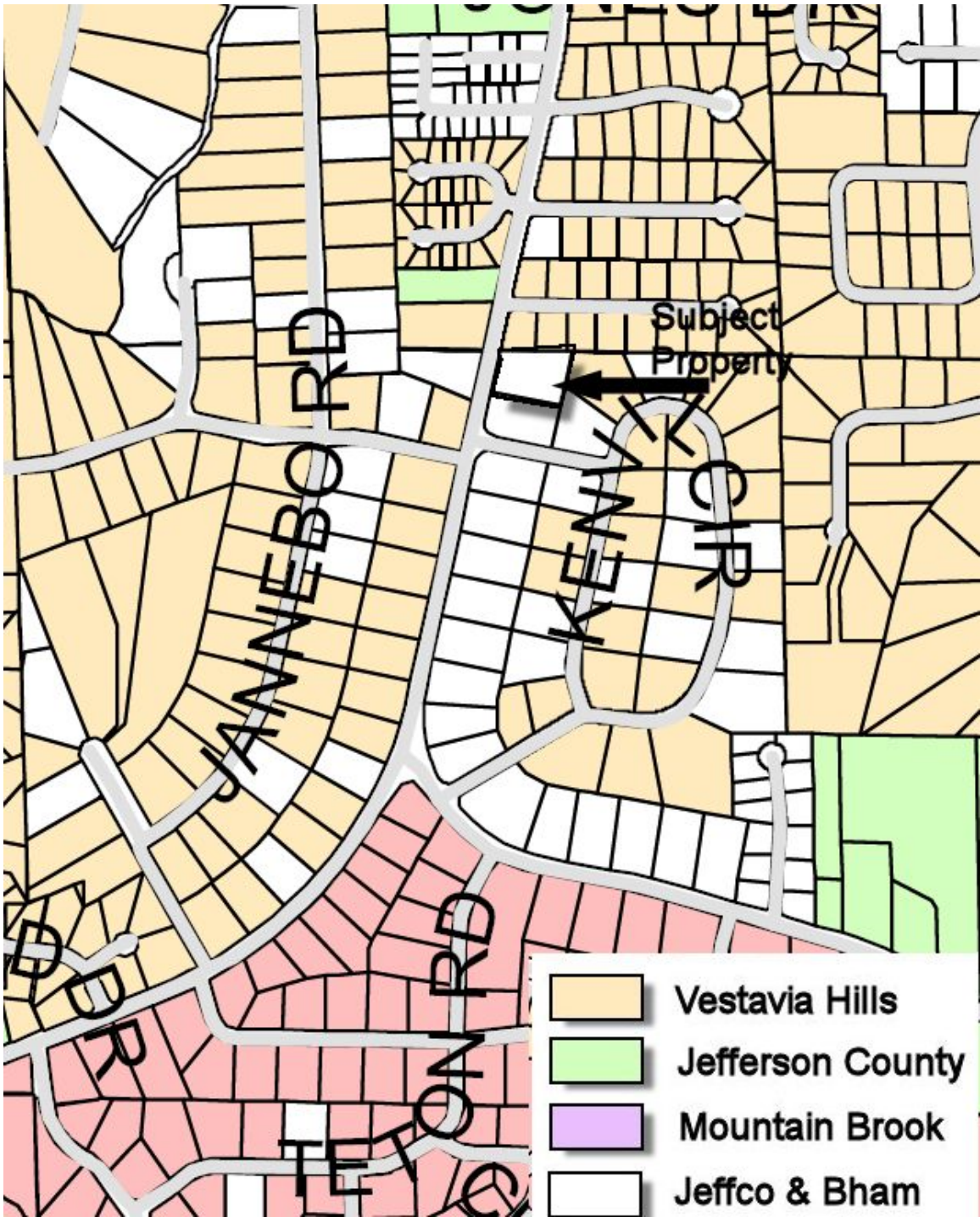
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2578 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 10th day of August, 2015, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



Annexation Committee Petition Review

Property: 2437 Rocky Ridge Road

Owners: Michael and Caroline Allen

Date: 3-12-15

1. The property in question is contiguous to the city limits.
Yes No Comments: _____
2. The land use of the petitioned property is compatible with land use in the area.
Yes No Comments: _____
3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
Yes No Comments _____
4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
Yes No Comments _____
5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of 212,000.; Meets city criteria: Yes No
Comment: N/A
6. This street has fewer than 100% of the individual properties within the limits of the city
Yes No
Number of total homes multiple Number in city multiple
7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
Agreed to by petitioner: Yes No Comment _____

Property: 2437 Rock Ridge Rd


8. A non-refundable administrative fee of \$100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of \$ _____ will be paid to offset costs associated with the annexation. Yes _____ No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials. Yes No _____ Comment _____

10. Are there any concerns from city departments? Yes _____ No Comments: _____

11. Information on children: Number in family 2; Plan to enroll in VH schools Yes _____ No Comments: _____

Other Comments: _____



George Pierce
Chairman

PARCEL #: 40 00 05 2 001 001.000
OWNER: ALLEN MICHAEL T & CAROLINE H
ADDRESS: 2437 ROCKY RIDGE RD VESTAVIA AL 35243-2852
LOCATION: 2437 ROCKY RIDGE RD BHAM AL 35243

[111-C-] Baths: 2.0 H/C Sqft: 2,711
 18-015.0 Bed Rooms: 4 Land Sch: L1
 Land: 121,700 Imp: 150,300 Total: 272,000
 Acres: 0.000 Sales Info: 04/10/2013
\$130,000

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2014 ▾

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS: 3 OVER 65 CODE:
 EXEMPT CODE: 2-2 DISABILITY CODE:
 MUN CODE: 02 COUNTY HS YEAR: 0
 SCHOOL DIST: EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 50.1

VALUE

LAND VALUE 10% \$121,680
 LAND VALUE 20% \$0
 CURRENT USE VALUE [DEACTIVATED] \$0

CLASS USE:
 FOREST ACRES: 0 TAX SALE:
 PREV YEAR VALUE: \$258,400.00 BOE VALUE: 0

CLASS 2

CLASS 3

BLDG 001 111 \$150,300

TOTAL MARKET VALUE [APPR. VALUE: \$272,000]: \$271,980

Assesment Override:

MARKET VALUE:

CU VALUE:

PENALTY:

ASSESSED VALUE:

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	2	\$27,200	\$176.80	\$4,000	\$26.00	\$150.80
COUNTY	3	2	\$27,200	\$367.20	\$2,000	\$27.00	\$340.20
SCHOOL	3	2	\$27,200	\$223.04	\$0	\$0.00	\$223.04
DIST SCHOOL	3	2	\$27,200	\$0.00	\$0	\$0.00	\$0.00
CITY	3	2	\$27,200	\$0.00	\$0	\$0.00	\$0.00
FOREST	3	2	\$0	\$0.00	\$0	\$0.00	\$0.00
SPC SCHOOL1	3	2	\$27,200	\$138.72	\$0	\$0.00	\$138.72
SPC SCHOOL2	3	2	\$27,200	\$456.96	\$0	\$0.00	\$456.96

TOTAL FEE & INTEREST: (Detail) \$5.00

ASSD. VALUE: \$27,200.00

\$1,362.72

GRAND TOTAL: \$1,314.72

FULLY PAID

DEEDS

INSTRUMENT NUMBER

DATE

PAYMENT INFO

PAY DATE TAX YEAR

PAID BY

AMOUNT

[201361-16462](#)

4/10/2013

12/18/2014 2014

ALLEN MICHAEL T & CAROLINE H

\$1,314.72

[200607-10246](#)

04/21/2006

1/17/2014 2013

TANNER ALLEN

\$1,246.58

[200413-5362](#)

09/09/2004

2/14/2013 2012

ALLEN MICHAEL T

\$1,246.58

[9711-7292](#)

10/02/1997

20111214 2011

\$1,259.61

20101221 2010

\$1,259.61

20091231 2009

\$1,259.61

20081231 2008

\$1,270.16

STATE OF ALABAMA

JEFFERSON COUNTY

**PETITION FOR ANNEXATION TO THE
CITY OF VESTAVIA HILLS, ALABAMA**

Date of Petition: 10-1-2014

To the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama:

We, the undersigned owners of the properties set out in red outline in Exhibit "A" attached hereto, which properties are contiguous to the City limits of the City of Vestavia Hills, Alabama, under the authority of Act No. 32 of the Special Session of the Alabama Legislature of 1964, do hereby petition the City of Vestavia Hills, Alabama, that the properties set out in red outline in Exhibit "A" attached, situated in JEFFERSON County, Alabama, be annexed to the City of Vestavia Hills, Alabama. The metes and bounds description of the boundary of the property of the undersigned proposed to be annexed is also set out on said Exhibit "A" and a map showing in red the property proposed for annexation by this petition is also attached and made a part hereof.

The undersigned petitioners do further petition that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, set a date for the hearing of this petition and any objections in writing to the petition or protest, on a date certain and that no less than ninety (90) days before said date certain for said hearing on this petition, that a notice of said hearing along with this petition be published in a newspaper of general circulation in Jefferson County, Alabama.

We, the undersigned petitioners do also ask that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, do all things necessary and requisite to comply with the terms of Act No. 32 of the Special Session of the Alabama Legislature of 1964.

EXHIBIT "A"

LOT: 1

BLOCK: _____

SURVEY: Survey of Buckhead

RECORDED IN MAP BOOK 31, PAGE 93 IN THE
PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

COUNTY ZONING: Jefferson

COMPATIBLE CITY ZONING: Vestavia

LEGAL DESCRIPTION (METES AND BOUNDS):

Lot 1, Survey of Buckhead, 1st Sector,
Map Book 31, Page 93.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

<u>SIGNATURE(S)</u>	<u>DESCRIPTION OF PROPERTY</u>
<u>Caroline H. Allen</u>	Lot <u>1</u> Block _____ Survey <u>Buckhead</u>
<u>Michael T. Allen</u>	Lot <u>1</u> Block _____ Survey <u>Buckhead</u>
_____	Lot _____ Block _____ Survey _____

(Use reverse side hereof for additional signatures and property descriptions, if needed).

STATE OF ALABAMA

JEFFERSON COUNTY

Caroline H. Allen + Michael T. Allen being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.

Caroline H. Allen
Signature of Certifier

Subscribed and sworn before me this the 1st day of October

Theresa C. Heaton
Notary Public



My commission expires: 10-1-17

EXHIBIT "B"

VESTAVIA HILLS BOARD OF EDUCATION
1204 Montgomery Highway
Vestavia Hills AL 35216

(To be completed by the City)

Date of Annexation Petition _____ Action Taken: Grant _____
Deny _____
Resolution: Date: _____ Number: _____
Overnight Ordinance: Date: _____ Number: _____
90 Day Final Ordinance: Date: _____ Number: _____

(To be completed by Homeowner)

Name(s) of Homeowner(s): Caroline + Michael Allen
Address: 2437 Rocky Ridge Rd
City: _____ State: _____ Zip: _____

Information on Children:

none

**Plan to Enroll In
Vestavia Hills School?**

	Name(s)	Age	School Grade	Yes	No
1.					
2.					
3.					
4.					
5.					
6.					

Approximate date for enrolling students in Vestavia Hills City Schools if above response is "yes": _____

ORDINANCE NUMBER 2579

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM JEFFERSON COUNTY E-2 TO VESTAVIA HILLS R-1.

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Jefferson County E-2 (residential) Vestavia Hills R-1 (residential district):

2437 Rocky Ridge Road
Lot 1, Buckhead 1st Sector (MB 31/MP 93)
Michael and Caroline Allen

APPROVED and ADOPTED this the 10th day of August 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

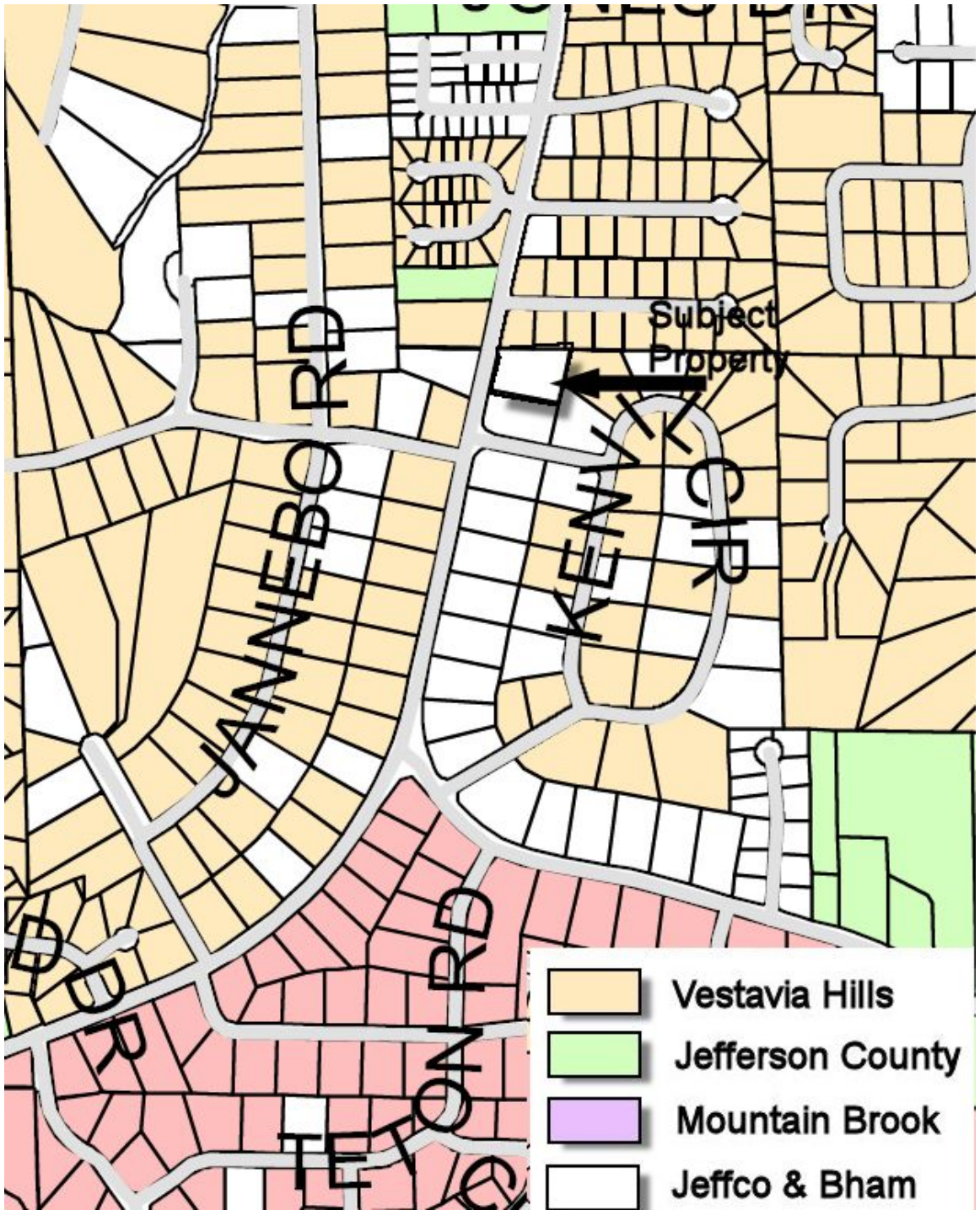
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2579 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 10th day of August, 2015 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: JUNE 11, 2015

- **CASE:** P-0615-32
- **REQUESTED ACTION:** Jefferson County E-2 to Vestavia Hills R-1
- **ADDRESS/LOCATION:** 2437 Rocky Ridge Rd.
- **APPLICANT/OWNER:** Michael T. Allen & Caroline H. Allen. 2437 Rocky Ridge Rd. Birmingham, AL 35243
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 4/27/15 with the passage of Resolution 2562. Applicant is requesting the compatible rezoning as part of the annexation process.
- **STAFF REVIEW AND RECOMMENDATION:**

1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation

2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Gilchrist made a motion to recommend approval of Rezoning of 2437 Rocky Ridge Rd. from Jefferson County E-2 to Vestavia Hills R-1 For The Purpose Of Annexation. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Sharp – yes
Mr. Wolfe – yes	Mr. House – yes
Mr. Larson – yes	Motion carried.

ORDINANCE NUMBER 2580

**ANNEXING CERTAIN TERRITORY TO THE
CORPORATE LIMITS OF THE CITY OF
VESTAVIA HILLS, ALABAMA.**

WHEREAS, on the 27th day of April, 2015, a petition was presented to the City Council of the City of Vestavia Hills, Alabama, proposing the annexation of certain property to the City of Vestavia Hills, Alabama, under the provisions of Act 32 of the Special Session on the Alabama Legislature of 1964; and

WHEREAS, the City Council of the City of Vestavia Hills, at the time and place of its regular meeting on said date, made a determination that the matters contained in the Petition were true and that it was in the public interest that said property be annexed to the City of Vestavia Hills, Alabama.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the following property which was described in said petition be annexed to the City of Vestavia Hills, Alabama:

3609 Settlers Lane
Part of Estate #6, JP Westbrook Estates
Joseph D. West, Owner(s)

More particularly described as follows:

Part of Estate #6, according to the map and survey of J.P. Westbrook Estates, recorded in Map Book 27, Page 14, in the Office of the Judge of Probate of Jefferson County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said Estate #6; thence Southerly along the West line thereof 641.02 feet, to the point of beginning of the part herein described; thence continue on the last name course 200 feet, thence 89 degrees 45' to the right in an Easterly direction 99.06 feet to the right-of-way of Westwood Drive and the intersection of a curve which radius is 35 feet and subtended by a central angle of 156

degrees 41' to the right thence along the arc of said curve 97.71 feet to the point of reverse curve which radius is 35 feet and subtended by a central angle of 31 degrees 00' to the left, thence along the arc of said curve 18.94 feet to the point of tangent to said curve; thence along tangent to curve 180.74 feet; thence 126 degrees 41' to the left in a Northerly direction 300 feet, thence 87 degrees 54' to the left in a Westerly direction 320.43 feet to the point of beginning.

2. That this Annexation shall become effective upon the adoption and approval of this Ordinance in accordance with the provisions of law, after which the heretofore described property shall become a part of the City of Vestavia Hills, Alabama.

3. That the City Clerk be and is hereby directed to publish this Ordinance in accordance with the requirements of the law and to file a copy hereof, together with a duly certified copy of the petition, with the Probate Judge of Jefferson County, Alabama.

ADOPTING and APPROVED this the 10th day of August, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2580 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 10th day of August, 2015, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



Annexation Committee Petition Review

Property: 3609 Settlers Lane

Owners: Joseph D. West

Date: 3-12-15

1. The property in question is contiguous to the city limits.
Yes No Comments: _____

2. The land use of the petitioned property is compatible with land use in the area.
Yes No Comments: _____

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
Yes No Comments _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
Yes No Comments _____
Roadway is narrow and in poor condition
5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of 427,900. Meets city criteria: Yes No
Comment: _____
6. This street has fewer than 100% of the individual properties within the limits of the city
Yes No
Number of total homes 10 Number in city 3
7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
Agreed to by petitioner: Yes No Comment _____

Property: 3609 Settlers Lane

8. A non-refundable administrative fee of \$100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of \$ _____ will be paid to offset costs associated with the annexation. Yes _____ No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials. Yes No _____ Comment _____

10. Are there any concerns from city departments? Yes No _____ Comments: N. S. WOODS ROAD way in poor condition

11. Information on children: Number in family _____; Plan to enroll in VH schools Yes _____ No _____ Comments: _____

Other Comments: _____



George Pierce
Chairman

PARCEL #: 28 00 33 2 001 035.000
OWNER: WEST JOSEPH D
ADDRESS: 3609 SETTLERS LANE BIRMINGHAM AL 35243
LOCATION: 3609 SETTLERS LN AL 35243

[111-C+] Baths: 3.5 H/C Sqft: 3,299
18-013.0 Bed Rooms: 3 Land Sch: A114
 Land: 179,300 Imp: 248,600 Total: 427,900
 Acres: 0.000 Sales Info: 05/15/2012
\$215,000

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2013

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS: 3 OVER 65 CODE:
 EXEMPT CODE: 2-2 DISABILITY CODE:
 MUN CODE: 02 COUNTY HS YEAR: 2013
 SCHOOL DIST: EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 50.1

VALUE

LAND VALUE 10% \$179,250
 LAND VALUE 20% \$0
 CURRENT USE VALUE [DEACTIVATED] \$0

CLASS USE:
 FOREST ACRES: 0 TAX SALE:
 PREV YEAR VALUE: \$303,300.00 BOE VALUE: 0

CLASS 2
CLASS 3
 BLDG 001 111 \$248,600

TOTAL MARKET VALUE [APPR. VALUE: \$427,900]: \$427,850
 Assesment Override:

MARKET VALUE:
 CU VALUE:
 PENALTY:
 ASSESSED VALUE:

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	2	\$42,800	\$278.20	\$4,000	\$26.00	\$252.20
COUNTY	3	2	\$42,800	\$577.80	\$2,000	\$27.00	\$550.80
SCHOOL	3	2	\$42,800	\$350.96	\$0	\$0.00	\$350.96
DIST SCHOOL	3	2	\$42,800	\$0.00	\$0	\$0.00	\$0.00
CITY	3	2	\$42,800	\$0.00	\$0	\$0.00	\$0.00
FOREST	3	2	\$0	\$0.00	\$0	\$0.00	\$0.00
SPC SCHOOL1	3	2	\$42,800	\$218.28	\$0	\$0.00	\$218.28
SPC SCHOOL2	3	2	\$42,800	\$719.04	\$0	\$0.00	\$719.04

TOTAL FEE & INTEREST: (Detail) \$5.00

ASSD. VALUE: \$42,800.00

\$2,144.28

GRAND TOTAL: \$2,096.28

DEEDS

INSTRUMENT NUMBER

[201213-18340](#)
[6141-1](#)
[614-1](#)

DATE

5/15/2012
 05/14/1970
 05/14/1970

PAYMENT INFO

PAY DATE

12/31/2014
 12/31/2013
 11/5/2012
 20120503
 20110415
 20100108
 20081217
 20071226

TAX YEAR

2014
 2013
 2012
 2011
 2010
 2009
 2008
 2007

PAID BY

JOSEPH WEST
 JOSEPH WEST
 JOSEPH D WEST

AMOUNT

\$2,096.28
 \$2,096.28
 \$3,054.07
 \$3,324.43
 \$3,298.69
 \$1,314.34
 \$1,321.11
 \$1,121.39

STATE OF ALABAMA

Jefferson COUNTY

PETITION FOR ANNEXATION TO THE
CITY OF VESTAVIA HILLS, ALABAMA

Date of Petition: 2 / 10 / 2015

To the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama:

We, the undersigned owners of the properties set out in red outline in Exhibit "A" attached hereto, which properties are contiguous to the City limits of the City of Vestavia Hills, Alabama, under the authority of Act No. 32 of the Special Session of the Alabama Legislature of 1964, do hereby petition the City of Vestavia Hills, Alabama, that the properties set out in red outline in Exhibit "A" attached, situated in Jefferson County, Alabama, be annexed to the City of Vestavia Hills, Alabama. The metes and bounds description of the boundary of the property of the undersigned proposed to be annexed is also set out on said Exhibit "A" and a map showing in red the property proposed for annexation by this petition is also attached and made a part hereof.

The undersigned petitioners do further petition that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, set a date for the hearing of this petition and any objections in writing to the petition or protest, on a date certain and that no less than ninety (90) days before said date certain for said hearing on this petition, that a notice of said hearing along with this petition be published in a newspaper of general circulation in Jefferson County, Alabama.

We, the undersigned petitioners do also ask that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, do all things necessary and requisite to comply with the terms of Act No. 32 of the Special Session of the Alabama Legislature of 1964.

Joseph West

205 - 427 - 4800

Josephwest@allstate.com

EXHIBIT "A"

LOT: 35

BLOCK: PART OF ESTATE #6

SURVEY: J.P. WESTBROOK ESTATES

RECORDED IN MAP BOOK 27, PAGE 14 IN THE
PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

COUNTY ZONING: E1

COMPATIBLE CITY ZONING: _____

LEGAL DESCRIPTION (METES AND BOUNDS):

Part of Estate #6, according to the map and survey of J.P. Westbrook Estates, recorded in Map Book 27, Page 14, in the Office of the Judge of Probate of Jefferson County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said Estate #6; thence Southerly along the West line thereof 641.02 feet, to the point of beginning of the part herein described; thence continue on the last named course 200 feet, thence 89°45' to the right in an Easterly direction 99.06 feet to the right of way of Westwood Drive and the intersection of a curve which radius is 35 feet and subtended by a central angle of 156°41' to the right, thence along the arc of said curve 97.71 feet to the point of reverse curve which radius is 35 feet and subtended by a central angle of 31°00' to the left, thence along the arc of said curve 18.94 feet to the point of tangent to said curve; thence along tangent to curve 180.74 feet; thence 126°41' to the left in a Northerly direction 300 feet, thence 87°54' to the left in a Westerly direction 320.43 feet to the point of beginning.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

SIGNATURE(S)

DESCRIPTION OF PROPERTY

<u>Joseph D. West</u>	Lot	Block	Survey	Part of Estate to JP Westbrook estates
<u>Allison West</u>	Lot	Block	Survey	Part of Estate to JP Westbrook estates
_____	Lot	Block	Survey	_____

(Use reverse side hereof for additional signatures and property descriptions, if needed).

STATE OF ALABAMA

JEFFERSON COUNTY

Joseph D. West being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.

Joseph D. West
Signature of Certifier

Subscribed and sworn before me this the 12 day of February, 2015.

Patricia Ann Chondler
Notary Public

My commission expires: 09/18/2018



EXHIBIT "B"

VESTAVIA HILLS BOARD OF EDUCATION

**1204 Montgomery Highway
Vestavia Hills AL 35216**

(To be completed by the City)

Date of Annexation Petition _____ Action Taken: Grant _____
Deny _____
Resolution: Date: _____ Number: _____
Overnight Ordinance: Date: _____ Number: _____
90 Day Final Ordinance: Date: _____ Number: _____

(To be completed by Homeowner)

Name(s) of Homeowner(s): Allison + Joseph West
Address: 3609 Settlers Lane
City: Birmingham State: Alabama Zip: 35243

Information on Children:

**Plan to Enroll In
Vestavia Hills School?**

	Name(s)	Age	School Grade	Yes	No
1.	Joseph West Jr.	4		✓	
2.	Elizabeth West	2		✓	
3.					
4.					
5.					
6.					

Approximate date for enrolling students in Vestavia Hills City Schools if above response is "yes". 2016

ORDINANCE NUMBER 2581

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM JEFFERSON COUNTY E-1 TO VESTAVIA HILLS E-2.

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Jefferson County E-1 (estate) Vestavia Hills E-2 (estate residential district):

3609 Settlers Lane
Part of Estate #6, JP Westbrook Estates
Joseph D. West

More particularly described as follows:

Part of Estate #6, according to the map and survey of J.P. Westbrook Estates, recorded in Map Book 27, Page 14, in the Office of the Judge of Probate of Jefferson County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said Estate #6; thence Southerly along the West line thereof 641.02 feet, to the point of beginning of the part herein described; thence continue on the last name course 200 feet, thence 89 degrees 45' to the right in an Easterly direction 99.06 feet to the right-of-way of Westwood Drive and the intersection of a curve which radius is 35 feet and subtended by a central angle of 156 degrees 41' to the right thence along the arc of said curve 97.71 feet to the point of reverse curve which radius is 35 feet and subtended by a central angle of 31 degrees 00' to the left, thence along the arc of said curve 18.94 feet to the point of tangent to said curve; thence along tangent to curve 180.74 feet; thence 126 degrees 41' to the left in a Northerly direction 300 feet, thence 87 degrees 54' to the left in a Westerly direction 320.43 feet to the point of beginning.

APPROVED and ADOPTED this the 10th day of August 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

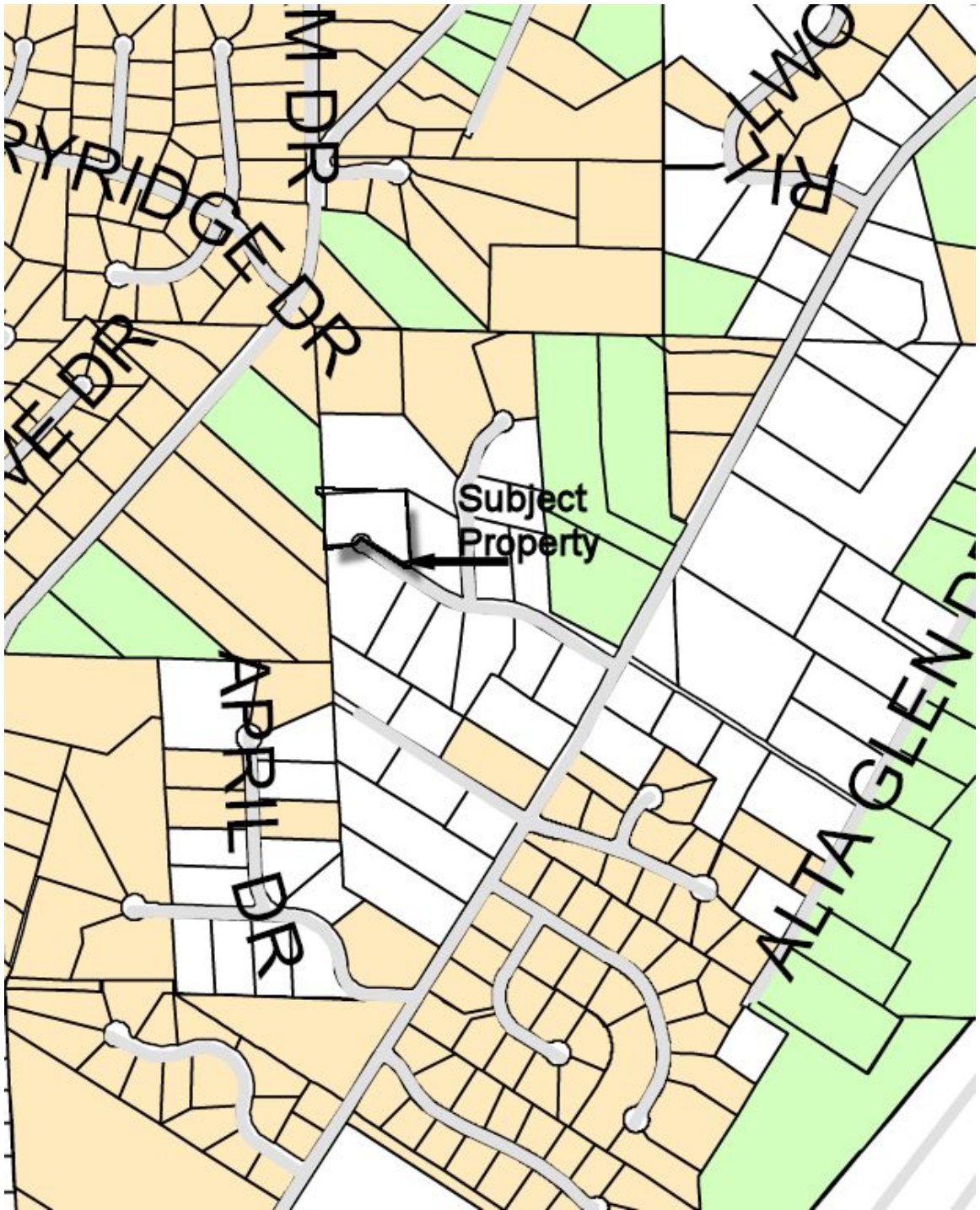
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2581 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 10th day of August, 2015 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: JUNE 11, 2015

- **CASE:** P-0615-31
- **REQUESTED ACTION:** Jefferson County E-1 to Vestavia Hills E-2
- **ADDRESS/LOCATION:** 3609 Settlers Ln.
- **APPLICANT/OWNER:** Joseph D West. 3609 Settlers Ln. Birmingham, AL 35243
- **GENERAL DISCUSSION:** Property was annexed overnight by City Council on 4/27/15 with the passage of Resolution 2563. Applicant is requesting the compatible rezoning as part of the annexation process.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. House made a motion to recommend approval of Rezoning of 3609 Settlers Ln. from Jefferson County E-1 to Vestavia Hills E-2 For The Purpose Of Annexation. Second was by Mr. Wolfe. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Gilchrist – yes	Mr. Sharp – yes
Mr. Wolfe – yes	Mr. House – yes
Mr. Larson – yes	Motion carried.

RESOLUTION NUMBER 4743

**A RESOLUTION APPROVING ALCOHOL LICENSE
FOR SAMURAI JAPAN LLC D/B/A SAMURAI
JAPAN RESTAURANT; BIN BIN CHEN,
EXECUTIVES**

WHEREAS, the City Council of the City of Vestavia Hills, Alabama, approves the alcohol license for Samurai Japan LLC d/b/a Samurai Japan Restaurant, located at 700 Montgomery Hwy, Suite 178, Vestavia Hills, Alabama, for the on-premise sale of 020 Restaurant Retail Liquor; Bin Bin Chen, executive.

APPROVED and ADOPTED this the 10th day of August, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

INTEROFFICE MEMORANDUM

DATE: September 15, 2014
TO: Dan Rary, Acting Police Chief
FROM: Rebecca Leavings, City Clerk
RE: Alcohol License Request – 020 Restaurant Retail Liquor

Please find attached information submitted by Bin Bin Chen who request an alcohol license to sell 020 Restaurant Retail Liquor at the Samurai Japan LLC d/b/a Samurai Japan Restaurant, 700 Montgomery Hwy, Suite 178, Vestavia Hills, Alabama.

I am scheduling this case to be heard by the City Council on 10th day of August, 2015 at 5:00 PM (Monday). Please advise me of your recommendation for this license. If you have any questions, please contact me.

Reply

I have reviewed the available background information on the above referenced applicant and submit the following to the City Council:

✓	<i>Application cleared by P.D. This indicates that there are NO convictions for drug trafficking, convictions regarding arrest involving danger to children, weapon charges, violent felony crimes against persons, felony sexual offenses or habitual alcohol related arrests</i>
	<i>Needs further review. This indicates that the Police Chief has found records of some convictions of alcohol related arrests</i>
	<i>Does not recommend. This indicates that the Police Chief has found records of convictions for drug trafficking, convictions regarding arrest involving danger to children, weapon charges, violent felony crimes against persons, felony sexual offenses or habitual alcohol related arrests</i>

Reviewed: 



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20150722144757099

If applicant is leasing the property, is a copy of the lease agreement attached? **YES**
 Name of Property owner/lessor and phone number: **EXCEL VESTAVIA LLC 855-613-1800**
 What is lessors primary business? **SHOPPING CENTER DEVELOPER**
 Is lessor involved in any way with the alcoholic beverage business? **NO**
 Is there any further interest, or connection with, the licensee's business by the lessor? **NO**

Does the premise have a fully equipped kitchen? **YES**
 Is the business used to habitually and principally provide food to the public? **YES**
 Does the establishment have restroom facilities? **YES**
 Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? **YES**

Will the business be operated primarily as a package store? **NO**
 Building Dimensions Square Footage: **2500** Display Square Footage:
 Building seating capacity: **80** Does Licensed premises include a patio area? **YES**
 License Structure: **SHOPPING CENTER** License covers: **OTHER**
 Location is within: **CITY LIMITS** Police protection: **CITY**

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)?

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION



Confirmation Number: 20150722144757099

Initial each

Signature page

- SH In reference to law violations, I attest to the truthfulness of the responses given within the application.
- SH In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.
- SH In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.
- In reference to Special Retail or Special Events retail license, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.
- In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.
- SH In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.
- SH In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.
- SH The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.
- SH I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): *ShuJuan Huang*

Signature of Applicant: *ShuJuan Huang*

Notary Name (print): *Valencia Johnson*

Notary Signature: *Valencia Johnson*

Commission expires: *4-22-18*

Application Taken:	App. Inv. Completed:	Forwarded to District Office:
Submitted to Local Government:		Received from Local Government:
Received in District Office:	Reviewed by Supervisor:	Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION

Confirmation Number: 20150722144757099



Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

Has at least 10% of members listed been confirmed and highlighted?

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members?

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

License Covers: SUITE 178 TOP FLOOR

RESOLUTION NUMBER 4740

A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AND DELIVER AN AGREEMENT WITH JEFFERSON COUNTY FOR SANITARY SEWER REPAIRS WITHIN ALDOT RIGHT-OF-WAY AT THE NEW CITY HALL

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:

1. The Mayor and City Manager are hereby authorized to deliver and execute an agreement with Jefferson County for sanitary sewer repairs within the ALDOT right-of-way at the new City Hall; and
2. A copy of said agreement is marked as “Exhibit A” attached to and incorporated into this Resolution Number 4740 as though written fully therein; and
3. This Resolution Number 4740 shall become effective immediately upon adoption and approval.

ADOPTED and APPROVED this the 10th day of August, 2015.

Alberto C. Zaragoza, Jr
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

AGREEMENT

This Agreement entered into this ____ day of _____, 20____, by and between Jefferson County, Alabama (hereinafter referred to as Jefferson County) and City of Vestavia Hills (hereinafter referred to as Owner).

WITNESSETH:

WHEREAS, Owner proposes to repair certain sanitary sewer facilities crossing a portion of U.S. Highway 31 near the intersection with Vesthaven Way; and

WHEREAS, the State of Alabama Department of Transportation (hereinafter "ALDOT") owns or controls the property (hereinafter "State Property") and will not authorize Owner to perform such repair but will authorize Jefferson County to repair the same; and

WHEREAS, Owner has requested Jefferson County to enter into a MB01 Permit Agreement with ALDOT providing for Jefferson County to perform such repair upon the stipulation that the Owner actually performs such work and indemnifies and hold harmless Jefferson County with respect to Owner's performance thereof.

IN CONSIDERATION OF THE PREMISES, the parties agree as follows:

1. The purpose of said subject sanitary sewer repair is to provide sewer services and other related benefits to property owned or controlled by Owner (hereinafter "Owner's Benefited Property") (described on Exhibit B, attached hereto) and Owner hereby acknowledges such benefits as full consideration for all of Owner's obligations herein.

2. Jefferson County shall enter into a MB01 Permit Agreement with ALDOT ("ALDOT Agreement") providing for the repair of a 8 inch gravity main sewer connecting to an existing Jefferson County sanitary sewer crossing a portion of U.S. Highway 31 right of way near the intersection with Vesthaven Way, which drains to the Cahaba River sanitary sewer collection system, copy of said ALDOT Agreement is attached hereto as Exhibit A to this Agreement.

3. Owner hereby acknowledges the satisfactory performance by Jefferson County of Paragraph 2 above. Owner shall do and perform each requirement imposed upon the Jefferson County Commission by the ALDOT Agreement (Exhibit A). Further, Owner hereby agrees to indemnify and hold harmless and defend the Jefferson County Commission, Jefferson County, Alabama, its elected officials and employees from and against any claims, suits, cost, expenses including attorneys fees, loss or damage in any way arising out of the performance or failure of performance of the ALDOT Agreement (Exhibit A) and this Agreement.

4. Owner and Jefferson County agree that this Agreement shall be automatically amended to include any amendment made to the ALDOT Agreement (Exhibit A) by said ALDOT.

5. The term of this Agreement shall continue so long as any obligation of any nature whatsoever of Jefferson County exists by reason of the ALDOT Agreement (Exhibit A) also including any future amendments that may be made by ALDOT.

6. In the event that the State of Alabama and/or ALDOT requires Jefferson County to maintain, repair or otherwise service any sewer facilities whatsoever serving Owner's benefited property pursuant to the ALDOT Agreement, the Owner (successors and assigns) agrees to reimburse Jefferson County for the cost of any such work. **It should be noted, sanitary sewer service lines (4 inch and 6 inch located between the County sanitary sewer main and structure) are not maintained by Jefferson County and as such they are the sole responsibility of the Owner to maintain.**

7. Sanitary sewer mains (8 inch and larger) or manholes that are installed or modified must, per Jefferson County regulations, have a one year warranty by the contractor responsible for said installation or modifications. After said warranty period has expired, the sanitary sewer mains and/or manholes will be the responsibility of Jefferson County to maintain with the exception being any damages that may be caused by the property owner and/or their contractor in which said property owner would then be responsible for said repairs that must conform to Jefferson County regulations.

8. This Agreement and all terms, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of Jefferson County and Owner and Owner's successors and assigns.

Provided further, the Owner's obligations set forth herein shall be a covenant and attached to the Owner's land which benefits from this Agreement and shall run with the land and obligate all such successors and assigns of Owner.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized officers this _____ day of _____, 20____.

City of Vestavia Hills

By: _____

Honorable Alberto C. Zaragoza, Jr. - Mayor

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that _____ whose name as Mayor of _____, a municipality, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said municipality.

Given under my hand and official seal this _____ day of _____, 20____.

NOTARY PUBLIC

City of Vestavia Hills

By: _____

Jeff Downes – City Manager

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that _____ whose name as City Manager of _____, a municipality, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being

informed of the contents of the agreement, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said municipality.

Given under my hand and official seal this _____ day of _____, 20____.

NOTARY PUBLIC

JEFFERSON COUNTY, ALABAMA

By: _____
James A. "Jimmie" Stephens, President
Jefferson County Commission

RESOLUTION NUMBER 4742

A RESOLUTION APPOINTING KYM PREWITT TO FILL THE UNEXPIRED TERM OF REBECCA WALDEN ON THE VESTAVIA HILLS LIBRARY BOARD

WHEREAS, on December 9, 2013, the Vestavia Hills City Council adopted and approved Resolution Number 4532 appointing Rebecca Walden to the Vestavia Hills Library Board; and

WHEREAS, Ms. Walden moved outside of the City of Vestavia Hills and submitted her resignation from the Vestavia Hills Library Board in 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:

1. Kym Prewitt is hereby appointed to fill the unexpired term of Rebecca Walden; and
2. Said appointment will be effective immediately and expires on December 31, 2017; and
3. This Resolution Number 4742 shall become effective immediately upon adoption and approval.

ADOPTED and APPROVED this the 10th day of August, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

RESOLUTION NUMBER 4741

A RESOLUTION ACCEPTING A BID FOR WILDLAND PROTECTION EQUIPMENT FOR THE VESTAVIA HILLS FIRE DEPARTMENT

WHEREAS, on August 5, 2015 at 10:00 a.m. the City of Vestavia Hills publicly read aloud bids submitted for Wildland Protection Equipment for the Vestavia Hills Fire Department; and

WHEREAS, the Fire Chief has reviewed the bids, detailed them in an Interoffice Memorandum dated August 5, 2015 and recommended acceptance of the bid submitted by NAFECO; a copy of said Interoffice Memorandum is marked as Exhibit A attached to and incorporated into this Resolution Number 4741 as if written fully therein; and

WHEREAS, the Mayor and City Council feel it is in the best public interest to follow the recommendation of the Fire Chief and accept said bid as detailed above.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VESTAVIA HILLS, ALABAMA, AS FOLLOWS:

1. The bid submitted NAFECO as detailed in Exhibit A attached and recommended by the Fire Chief is hereby accepted; and
2. This Resolution Number 4741 shall become effective immediately upon adoption and approval.

DONE, ORDERED, ADOPTED and APPROVED this the 24th day of August, 2015.

Steve Ammons
Mayor Pro-Tem

ATTESTED BY:

Rebecca Leavings
City Clerk

**VESTAVIA HILLS FIRE DEPARTMENT
513 MONTGOMERY HIGHWAY
VESTAVIA HILLS, ALABAMA 35216
(205) 978-0225
(205) 978-0205 (FAX)**

**JAMES R. ST. JOHN
FIRE CHIEF**

MEMORANDUM

TO: Jeff Downes, City Manager
FROM: Jim St. John, Fire Chief
DATE: August 5, 2015
RE: Wildland Protective Equipment Bid

Invitations to bid for Fire Department wildland protective equipment were sent to 6 vendors.

Sunbelt Fire, Inc responded with a "No Bid".

Emergency Equipment Professionals submitted a partial bid of \$58,369.60. This bid did not include much of the equipment to be purchased.

Municipal Emergency Services, Inc. submitted a bid of \$155,509.01 with 7 exceptions.

NAFECO submitted a bid of \$153,352.00 and took no exceptions.

Grainger attempted to deliver a bid package at 10:09 am, which was after the bid opening.

I recommend that NAFECO's bid be accepted. This purchase will be funded by the FY 2015 Assistance to Firefighters Act grant, with federal reimbursement of 90% of the cost. The 10% matching funds will be paid from the Fire Department's General Fund.

ORDINANCE NUMBER 2582

**ANNEXING CERTAIN TERRITORY TO THE
CORPORATE LIMITS OF THE CITY OF
VESTAVIA HILLS, ALABAMA.**

WHEREAS, on the 11th day of May, 2015, a petition was presented to the City Council of the City of Vestavia Hills, Alabama, proposing the annexation of certain property to the City of Vestavia Hills, Alabama, under the provisions of Act 32 of the Special Session on the Alabama Legislature of 1964; and

WHEREAS, the City Council of the City of Vestavia Hills, at the time and place of its regular meeting on said date, made a determination that the matters contained in the Petition were true and that it was in the public interest that said property be annexed to the City of Vestavia Hills, Alabama.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the following property which was described in said petition be annexed to the City of Vestavia Hills, Alabama:

2501 Dolly Ridge Road
Lot 31 and the West 50' of Lot 29, Rocky Ridge Estates (MB 28 MP 78)
David Acton Building Building Corporation, Owner(s)

2. That this Annexation shall become effective upon the adoption and approval of this Ordinance in accordance with the provisions of law, after which the heretofore described property shall become a part of the City of Vestavia Hills, Alabama.

3. That the City Clerk be and is hereby directed to publish this Ordinance in accordance with the requirements of the law and to file a copy hereof, together with a duly certified copy of the petition, with the Probate Judge of Jefferson County, Alabama.

ADOPTING and APPROVED this the 24th day of August, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

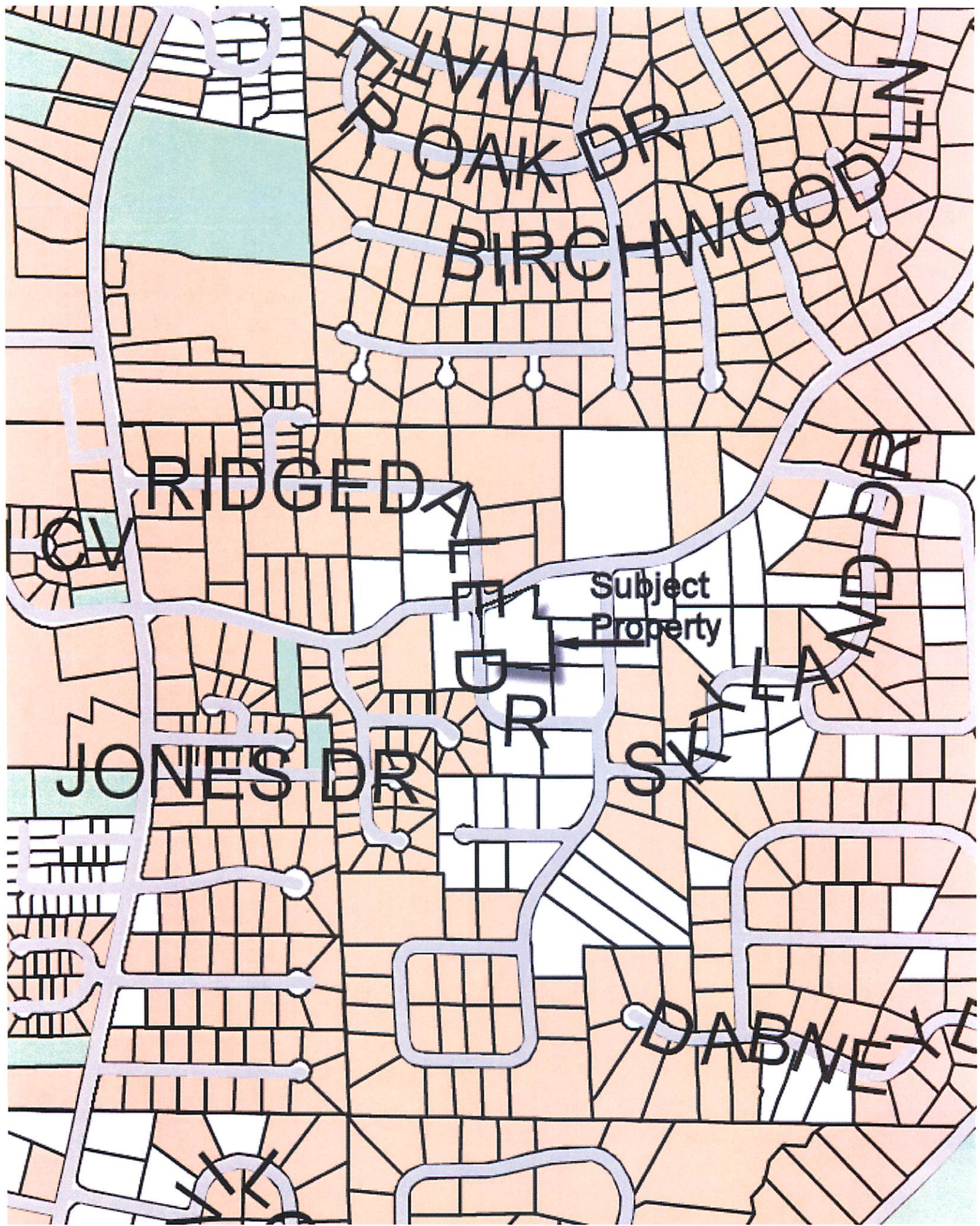
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2582 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 24th day of August, 2015, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



Annexation Committee Petition Review

Property: ^{Dolly} 2501 ~~Bobby~~ Ridge Road

Owners: Jordon Huffstetler, David Acton Building

Date: 3-12-15

1. The property in question is contiguous to the city limits.
Yes No Comments: _____
2. The land use of the petitioned property is compatible with land use in the area.
Yes No Comments: _____
3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
Yes No Comments _____
4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
Yes No Comments _____
5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of 209,000. Meets city criteria: Yes No
Comment: _____
6. This street has fewer than 100% of the individual properties within the limits of the city
Yes No
Number of total homes _____ Number in city _____
7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
Agreed to by petitioner: Yes No Comment _____

Property: 2501 Dolly Ridge Rd

8. A non-refundable administrative fee of \$100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of \$_____ will be paid to offset costs associated with the annexation. Yes _____ No _____ Comment _____


9. Property is free and clear of hazardous waste, debris and materials. Yes _____ No _____ Comment _____

10. Are there any concerns from city departments? Yes No _____ Comments: _____

Due to TRAFFIC volume and low
SIGHT DISTANCE Recommend A
5 Named DRIVE.

11. Information on children: Number in family _____; Plan to enroll in VH schools Yes _____ No _____ Comments: NA

Other Comments: _____



George Pierce
Chairman

PARCEL #: 28 00 32 4 004 001.000
OWNER: MOORER SCOTT D & LESLIE V
ADDRESS: 2501 DOLLY RIDGE RD VESTAVIA AL 35243-4611
LOCATION: 2501 DOLLY RIDGE RD BHAM AL 35243

[111-D0] Baths: 3.0 H/C Sqft: 2,278
 18-034.0 Bed Rooms: 4 Land Sch: L1
 Land: 93,300 Imp: 109,700 Total: 203,000
 Acres: 0.000 Sales Info: 09/01/1993
 \$107,500

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2013

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

PROPERTY CLASS: 3 OVER 65 CODE:
 EXEMPT CODE: 2-2 DISABILITY CODE:
 MUN CODE: 02 COUNTY HS YEAR: 0
 SCHOOL DIST: EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 50.1
 CLASS USE:
 FOREST ACRES: 0 TAX SALE:
 PREV YEAR VALUE: \$203,000.00 BOE VALUE: 0

VALUE

LAND VALUE 10% \$93,340
 LAND VALUE 20% \$0
 CURRENT USE VALUE [DEACTIVATED] \$0
CLASS 2
CLASS 3
 UTILITY WOOD OR 26WCCA V \$2,300
 BLDG 001 111 \$107,400
 TOTAL MARKET VALUE [APPR. VALUE: \$203,000]: \$203,040
 Assesment Override:
 MARKET VALUE:
 CU VALUE:
 PENALTY:
 ASSESSED VALUE:

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	2	\$20,300	\$131.95	\$4,000	\$26.00	\$105.95
COUNTY	3	2	\$20,300	\$274.05	\$2,000	\$27.00	\$247.05
SCHOOL	3	2	\$20,300	\$166.46	\$0	\$0.00	\$166.46
DIST SCHOOL	3	2	\$20,300	\$0.00	\$0	\$0.00	\$0.00
CITY	3	2	\$20,300	\$0.00	\$0	\$0.00	\$0.00
FOREST	3	2	\$0	\$0.00	\$0	\$0.00	\$0.00
SPC SCHOOL1	3	2	\$20,300	\$103.53	\$0	\$0.00	\$103.53
SPC SCHOOL2	3	2	\$20,300	\$341.04	\$0	\$0.00	\$341.04

TOTAL FEE & INTEREST: (Detail) \$5.00

ASSD. VALUE: \$20,300.00

\$1,017.03

GRAND TOTAL: \$969.03

DEEDS

PAYMENT INFO

INSTRUMENT NUMBER	DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
9314-497	09/28/1993	12/8/2014	2014	WELLS FARGO HOME MORTGAGE	\$969.03
		12/11/2013	2013	WELLS FARGO	\$969.03
		12/20/2012	2012	WELLS FARGO	\$969.03
		20111209	2011	***	\$1,043.18
		20101208	2010	***	\$1,105.30
		20100203	2009	***	\$1,115.82
		20090203	2009	***	\$1,161.05

STATE OF ALABAMA

JEFFERSON COUNTY

PETITION FOR ANNEXATION TO THE
CITY OF VESTAVIA HILLS, ALABAMA

Date of Petition: 2/27/2015

To the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama:

We, the undersigned owners of the properties set out in red outline in Exhibit "A" attached hereto, which properties are contiguous to the City limits of the City of Vestavia Hills, Alabama, under the authority of Act No. 32 of the Special Session of the Alabama Legislature of 1964, do hereby petition the City of Vestavia Hills, Alabama, that the properties set out in red outline in Exhibit "A" attached, situated in Jefferson County, Alabama, be annexed to the City of Vestavia Hills, Alabama. The metes and bounds description of the boundary of the property of the undersigned proposed to be annexed is also set out on said Exhibit "A" and a map showing in red the property proposed for annexation by this petition is also attached and made a part hereof.

The undersigned petitioners do further petition that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, set a date for the hearing of this petition and any objections in writing to the petition or protest, on a date certain and that no less than ninety (90) days before said date certain for said hearing on this petition, that a notice of said hearing along with this petition be published in a newspaper of general circulation in Jefferson County, Alabama.

We, the undersigned petitioners do also ask that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, do all things necessary and requisite to comply with the terms of Act No. 32 of the Special Session of the Alabama Legislature of 1964.

EXHIBIT "A"

LOT: Lots 31 & W 50 Ft of 29

BLOCK: _____

SURVEY: Rocky Ridge Estates

RECORDED IN MAP BOOK 28, PAGE 78 IN THE
PROBATE OFFICE OF Jefferson COUNTY, ALABAMA.

COUNTY ZONING: E-2

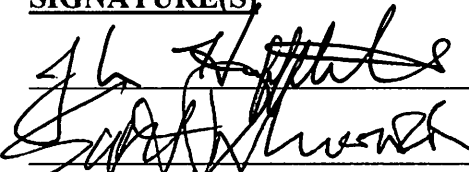
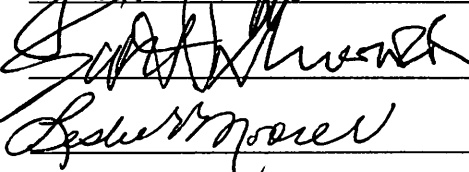
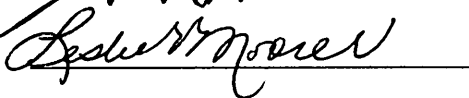
COMPATIBLE CITY ZONING: R-2

LEGAL DESCRIPTION (METES AND BOUNDS):

LOTS 31 & W 50 FT OF 29 ROCKY RIDGE ESTS

SEE ATTACHED

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

<u>SIGNATURE(S)</u>	<u>DESCRIPTION OF PROPERTY</u>
	31' x W 50' Lot of 29 Block Survey <u>Rocky Ridge Estates</u>
	31' x W 50' Lot of 29 Block Survey <u>Rocky Ridge Estates</u>
	31' x W 50' Lot of 29 Block Survey <u>Rocky Ridge Estates</u>

(Use reverse side hereof for additional signatures and property descriptions, if needed).

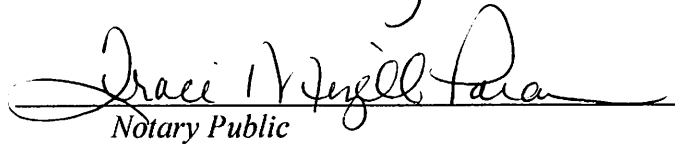
STATE OF ALABAMA

Shelby COUNTY

JORDAN HUFFSTOTLER being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.

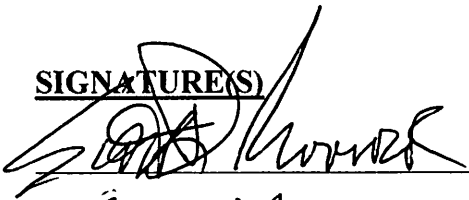
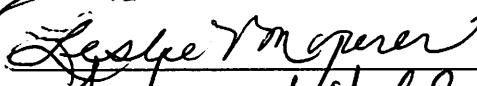
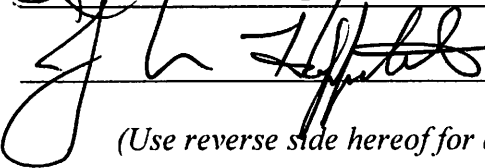

Signature of Certifier

Subscribed and sworn before me this 26th day of February, 2015.


Notary Public

My commission expires: 4/10/2017

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

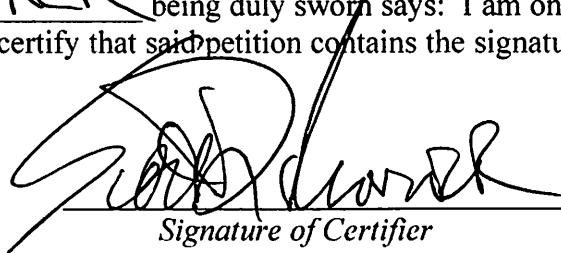
<u>SIGNATURE(S)</u>	<u>DESCRIPTION OF PROPERTY</u>
	31' x W 50' Lot ^{0F} 29 Block Survey <u>Rocky Ridge Estates</u>
	31' x W 50' Lot ^{0F} 29 Block Survey <u>Rocky Ridge Estates</u>
	31' x W 50' Lot ^{0F} 29 Block Survey <u>Rocky Ridge Estates</u>

(Use reverse side hereof for additional signatures and property descriptions, if needed).


STATE OF ALABAMA

Shelby COUNTY

Scott D. Moore being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.


Signature of Certifier

Subscribed and sworn before me this the 26th day of February, 2015.


Notary Public

My commission expires: 4/10/2017

EXHIBIT "B"

VESTAVIA HILLS BOARD OF EDUCATION
1204 Montgomery Highway
Vestavia Hills AL 35216

(To be completed by the City)

Date of Annexation Petition _____ Action Taken: Grant _____
Deny _____
Resolution: Date: _____ Number: _____
Overnight Ordinance: Date: _____ Number: _____
90 Day Final Ordinance: Date: _____ Number: _____

(To be completed by Homeowner)

Name(s) of Homeowner(s): N/A

Address: _____

City: _____ State: _____ Zip: _____

Information on Children:

**Plan to Enroll In
Vestavia Hills School?**

	Name(s)	Age	School Grade	Yes	No
1.	N/A				
2.					
3.					
4.					
5.					
6.					

Approximate date for enrolling students in Vestavia Hills City Schools if above response is "yes": _____

dauid acton

building corporation

4898 Valleydale Rd. Suite A4
Birmingham, AL 35242

T 205.980.9567
F 866.322.2120
dabc.jordan@gmail.com

www.davidactonbuilding.com

Proposed Annexation, Subdivision, and Re-Zoning

For the Property Located at:
2501 Dolly Ridge Rd.
Birmingham, AL 35243

Table of Contents

- Request Introduction
- Vicinity Map
- Proposed Plot Plan
- Existing Survey
- Area Analysis
- Annexation Merits

Request Introduction

- Property Location: The property is located at 2501 Dolly Ridge Rd., approximately 1/4 mile east of Rocky Ridge Rd. Intersection.
- Property Owner: David Acton Building Corp.
- Proposal Introduction: We propose to Annex the subject 1.26 Acre parcel into the City of Vestavia Hills, Re-Zone the Property to Vestavia Hills R-2 Zoning, and Subdivide the Property into (2) lots in compliance with R-2 Zoning.
- Proposed Homes: While we are requesting R-2 zoning for the purposes of yielding (2) desirable lots, our proposed house sizes would meet at least Vestavia's R-1 minimum requirements. Each home will be between 3000 and 3500 Square Feet, include main level garages, and will be priced in the \$600,000 - \$700,000 price range.

david acton
building corporation

4898 Valleydale Rd. Suite A4
Birmingham, AL 35242
T 205.980.9567
F 866.322.2120
dabc.jordan@gmail.com
www.davidactonbuilding.com

Vicinity Map

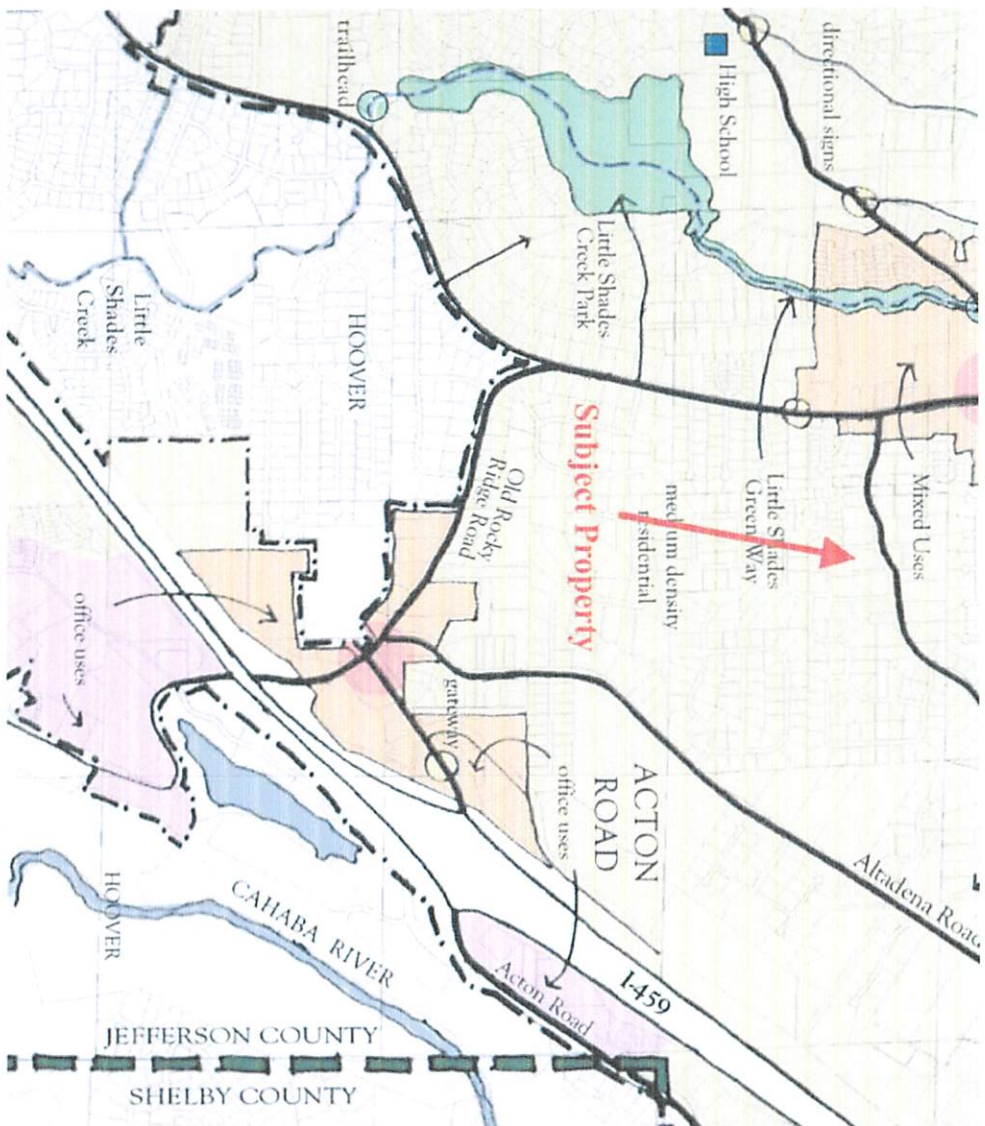


Figure 21: Rocky Ridge Road / Acton Road West
Land Use Analysis



david acton
building corporation

4898 Valleydale Rd. Suite A4
Birmingham, AL 35242

T 205.980.9567
F 866.322.2120
dabc.jordan@gmail.com

www.davidactonbuilding.com

Proposed Plot Plan



Proposed Subdivision of
1.26 Acres Located at
2501 Dolly Ridge Rd.

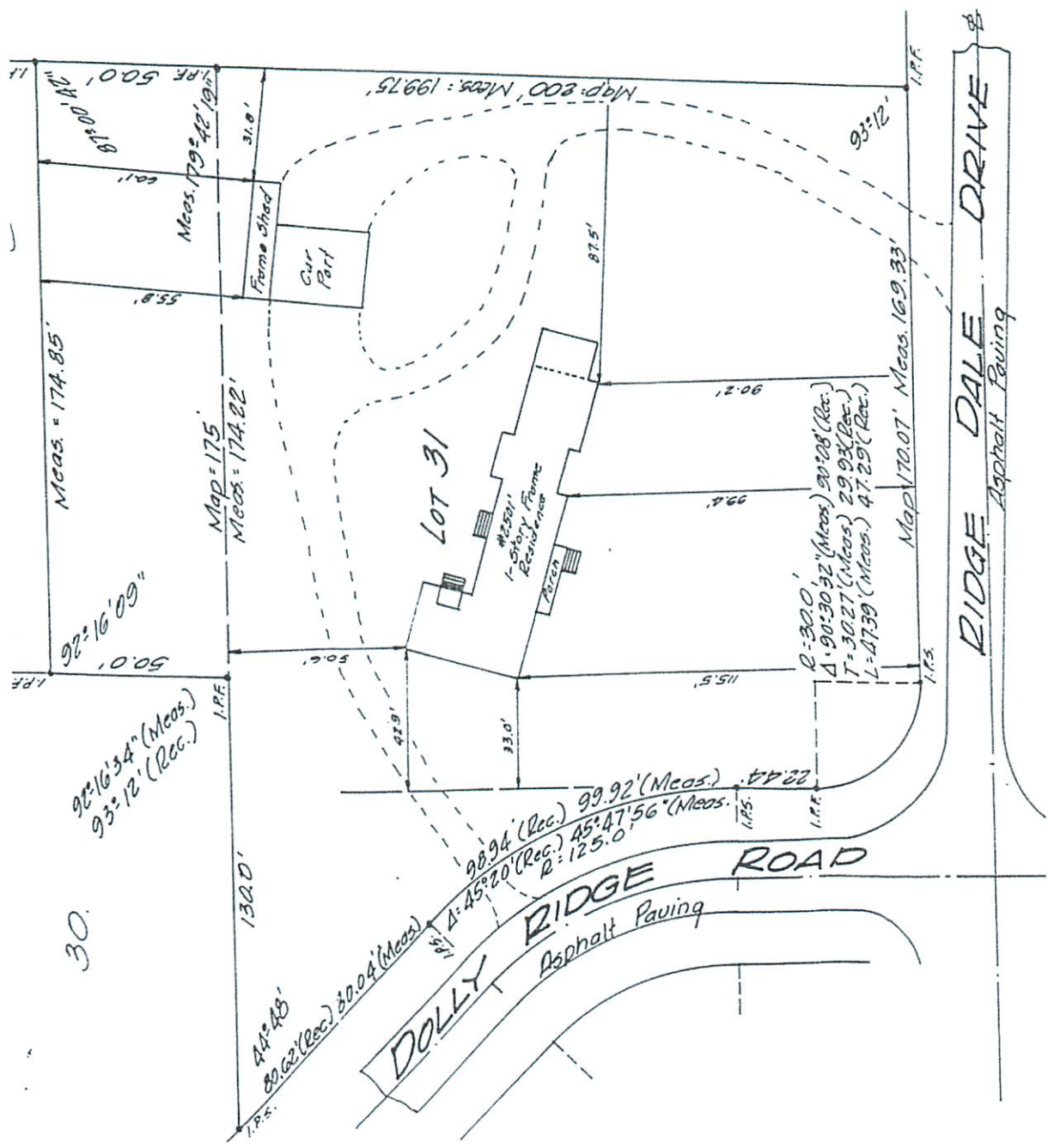
david acton
 building corporation

4898 Valleydale Rd. Suite A4
 Birmingham, AL 35242

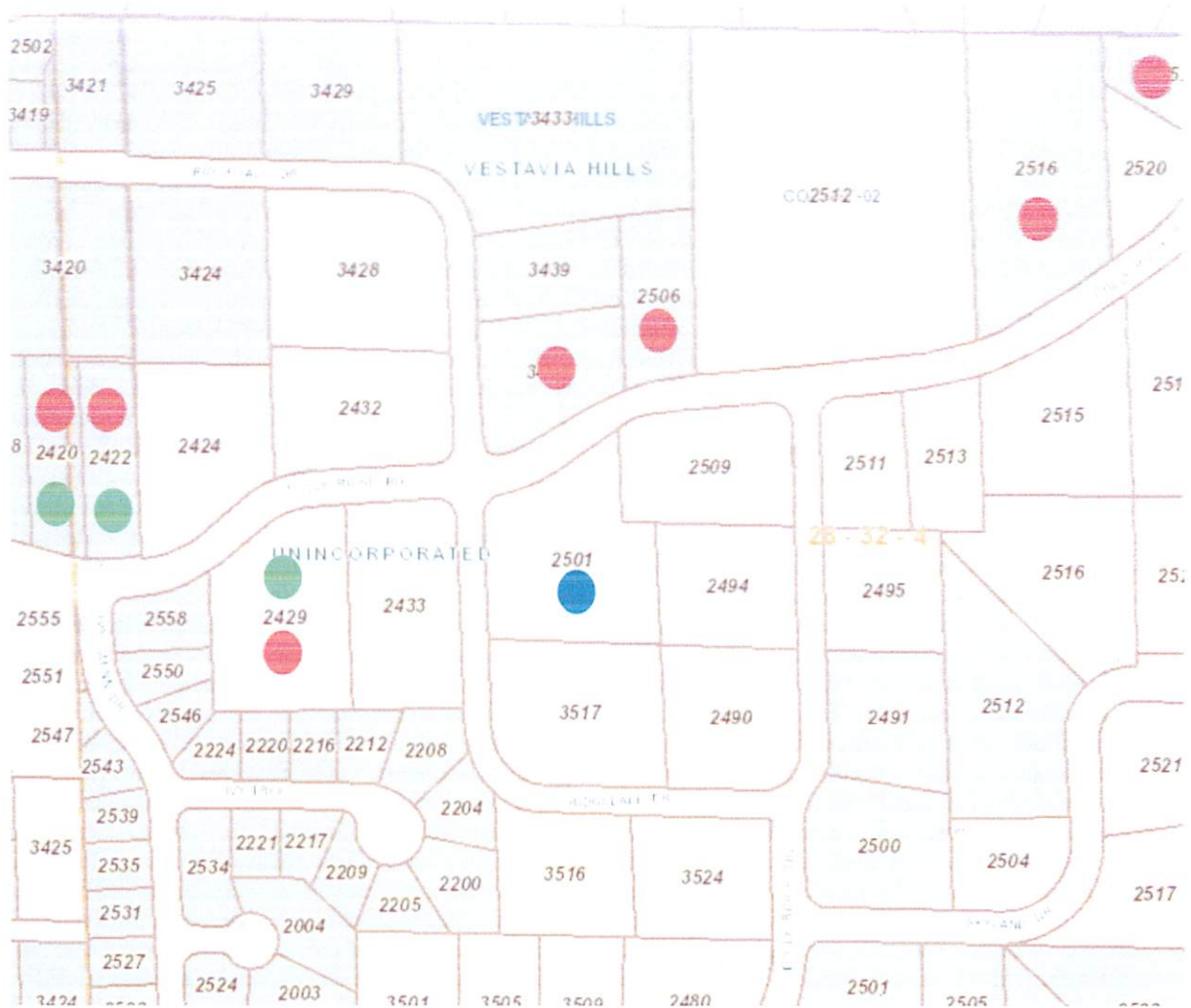
T 205.980.9567
 F 866.322.2120
 dab.c.jordan@gmail.com

www.davidactonbuilding.com

Existing Survey



Area Analysis



- Blue Dot - Subject Property
- Red Dot - Dolly Ridge Rd. Address and located within City Limits
- Green Dot - On Dolly Ridge Rd. and recently annexed in City Limits under R-2 Zoning.

Annexation Merits

- Property is Contiguous to Vestavia city limits.
- Proposed Subdivision is compatible with land use in the area.
- Annexation of the Subject Property fills in gaps in the City Limits.
- Property is identified in September 2006 Annexation Policy Task Force Report as an area of interest for the City of Vestavia.
- Any concerns City Departments have with the physical condition of the property can be addressed in the construction process.
- Property Values and Market Demand:
 - Market Demand - We have spoken with numerous existing Vestavia Hills residents who are frustrated by the lack New Construction inventory that is both in close proximity to City center and within our target price range. We feel that the proposed Subdivision meets the needs of current City residents looking for "upward mobility" into larger, newer, and more modern properties.
 - Property Values - David Acton Building Corp. is not a volume leader amongst Birmingham homebuilders. We were ranked in the 2013 Birmingham Business Journal Top 25 Homebuilders List based off total new construction permits issued. Our average sales price per home was the highest of any homebuilder on the list. Our typical client chooses us based on our reputation for building quality homes, our finish material selections, and our attention to detail. Based on our history and where we operate within the industry, we are confident that the homes we build on the 2 Proposed Lots will enhance the property values and overall stature of the area.

ORDINANCE NUMBER 2583

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM JEFFERSON COUNTY E-2 TO VESTAVIA HILLS R-2.

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Jefferson County E-2 (estate residential) Vestavia Hills R-2 (residential district):

2501 Dolly Ridge Road
Lot 31 and West 50' of Lot 29, Rocky Ridge Estates
David Acton Building Corp.

APPROVED and ADOPTED this the 24th day of August 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

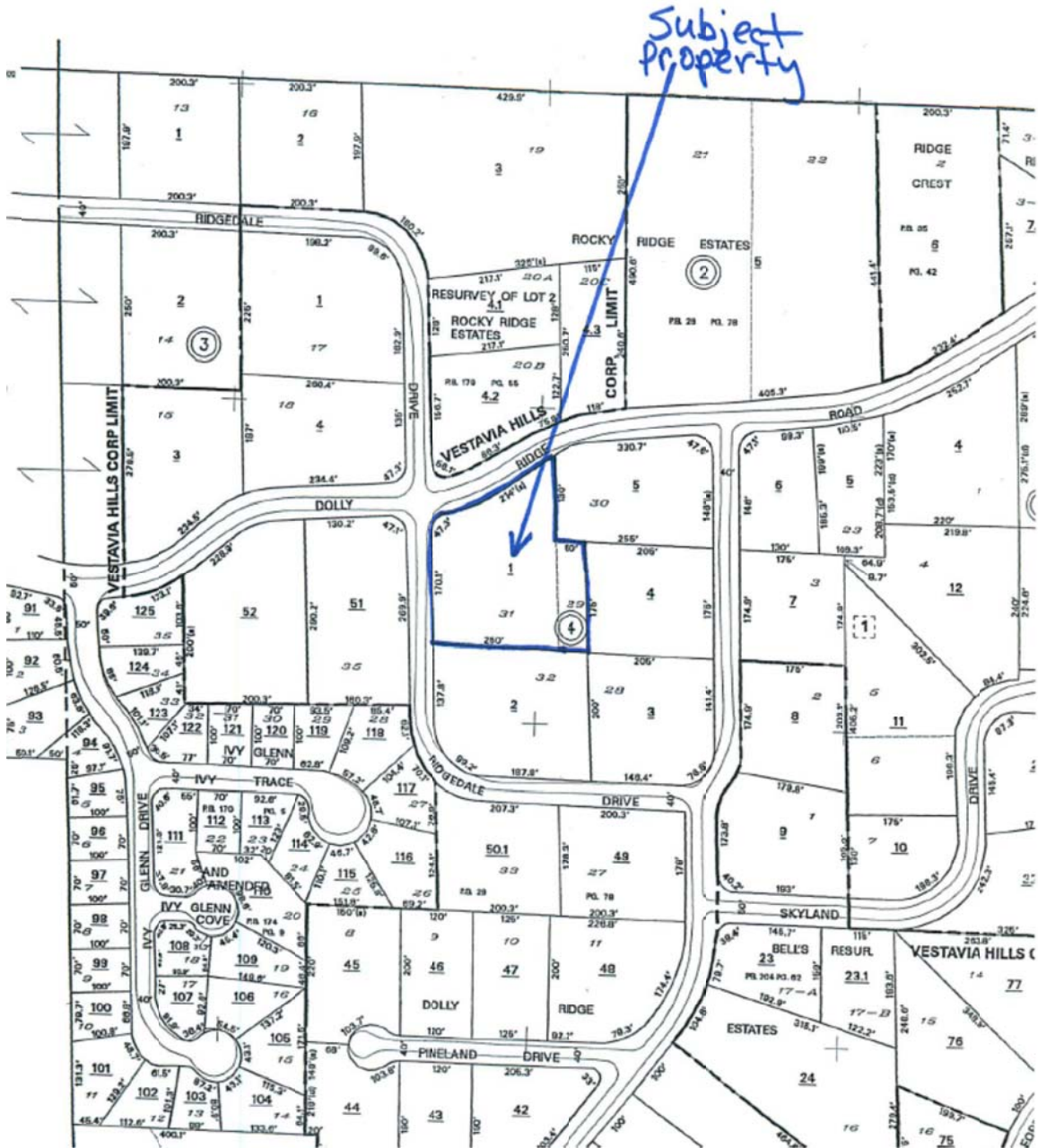
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2583 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 24th day of August, 2015 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **JULY 9, 2015**

- **CASE: P-0715-38**
- **REQUESTED ACTION:** Jefferson County E-2 to Vestavia Hills R-2
- **ADDRESS/LOCATION:** 2501 Dolly Ridge Rd.
- **APPLICANT/OWNER:** David Acton Building Corp.
- **REPRESENTING AGENT:** Jordan Huffstetler
- **GENERAL DISCUSSION:** Property is on the corner of Dolly Ridge Rd. and Ridge Dale Dr., adjacent to Rocky Ridge Rd. Property began the 90 day annexation process by City Council with the intention of building two lots with the passage of Resolution 4711 on 5/11/15. A proposed site plan is attached. The lots meet the minimum requirements for an R-2 zone. Once annexed and rezoned the applicant will return with the final plat.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** I have reviewed the application and have no issues with this request.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Gilchrist made a motion to recommend approval of Rezoning of for 2501 Dolly Ridge Rd. from Jefferson County E-2 to Vestavia Hills R-2 For The Purposes Of Annexation and Two New Residential Lots. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. Wolfe – yes
Mr. Brooks – yes
Motion carried.

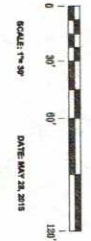
Mr. Burrell – yes
Mr. Sharp – yes
Mr. House – yes
Mr. Visintainer – yes

A SINGLE FAMILY RESURVEY OF LOT 31 AND THE WEST 50 FEET OF LOT 29 ROCKY RIDGE ESTATES

AS RECORDED IN MAP BOOK 2A, PAGE 17,
IN THE PUBLIC OFFICE OF THE SURVEYOR GENERAL,
JEFFERSON COUNTY, ALABAMA.

PREPARED BY:
DAVID ACTION SOLUTIONS, INC.
2505 BRIDGEWAY, SUITE 100
BIRMINGHAM, ALABAMA 35244
(205) 991-0895

OWNER:
DAVID ACTION SOLUTIONS CORP.



NOTE: THE PURPOSE OF THIS RESURVEY IS TO DIVIDE A LOT AND PART OF A LOT INTO TWO LOTS.

STATE OF ALABAMA
COUNTY OF VERNONA HILLS

The undersigned, Curt David Moore, a Registered Land Surveyor, State of Alabama, and David Kevin Balling, City Engineer, do hereby certify that this plan or map was made pursuant to a survey made by said surveyor and that said survey and this plan or map were made pursuant to a survey made by said surveyor and that the boundaries and areas shown on this plan or map were determined by a survey made by said surveyor and that the same are correct and true to the best of his knowledge and belief. He further certifies that he has not observed any error in the same and that he is not aware of any error in the same.

By: Curt David Moore, Reg. L.S. #7719
By: David Kevin Balling, City Engineer

APPROVED:

By: _____
CITY ENGINEER

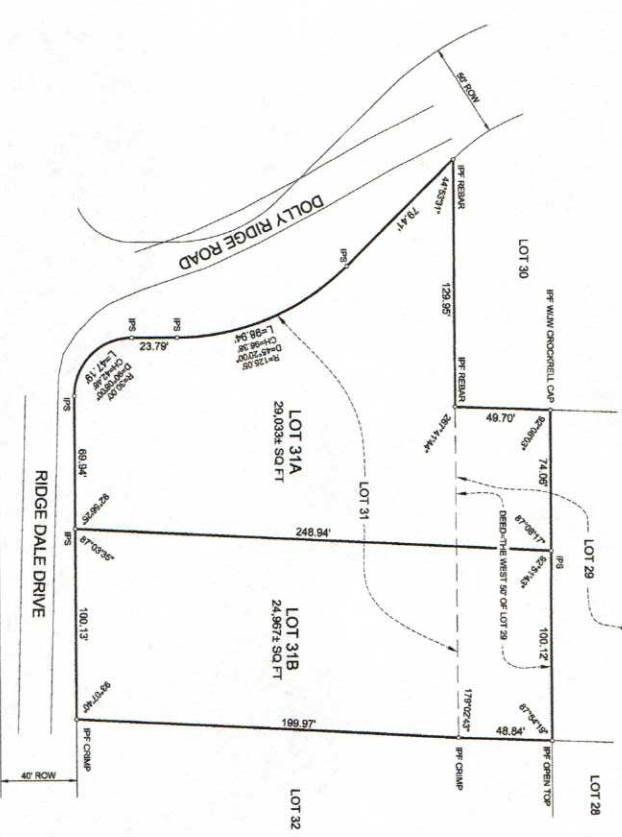
By: _____
CHAIRMAN VERNONA HILLS PLANNING & ZONING COMMISSION

By: _____
CITY CLERK

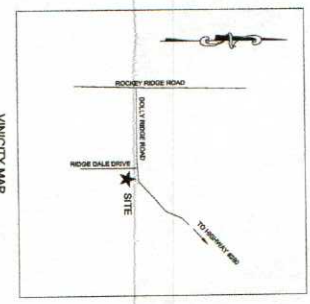
APPROVED: _____ **DATE:** _____

DIRECTOR OF ENVIRONMENTAL SERVICES
FOR REVISION PURPOSES ONLY

Environmental Services Department approval indicates that requirements have been identified for future approval. This does not constitute a final approval or endorsement of this plan or map. The final approval is the responsibility of the City of Vernona Hills, Alabama.



- LEGEND**
- VERTICAL CURVE
 - GRADE
 - ROAD CENTER LINE
 - A LAND CENTER LINE
 - D 30' CURVED DRIVE
 - D 15' CURVED DRIVE
 - D 5' CURVED DRIVE
 - D 10' CURVED DRIVE
 - D 20' CURVED DRIVE
 - D 30' CURVED DRIVE
 - D 40' CURVED DRIVE
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 - D 950' CURVED DRIVE
 - D 960' CURVED DRIVE
 - D 970' CURVED DRIVE
 - D 980' CURVED DRIVE
 - D 990' CURVED DRIVE
 - D 1000' CURVED DRIVE



STATE OF ALABAMA
COUNTY OF VERNONA HILLS

I, the undersigned, Curt David Moore, a Registered Land Surveyor, State of Alabama, and David Kevin Balling, City Engineer, do hereby certify that this plan or map was made pursuant to a survey made by said surveyor and that the boundaries and areas shown on this plan or map were determined by a survey made by said surveyor and that the same are correct and true to the best of his knowledge and belief. He further certifies that he has not observed any error in the same and that he is not aware of any error in the same.

By: Curt David Moore, Reg. L.S. #7719
By: David Kevin Balling, City Engineer

APPROVED: _____ **DATE:** _____

DIRECTOR OF ENVIRONMENTAL SERVICES
FOR REVISION PURPOSES ONLY

Environmental Services Department approval indicates that requirements have been identified for future approval. This does not constitute a final approval or endorsement of this plan or map. The final approval is the responsibility of the City of Vernona Hills, Alabama.

SPRIS HOUSES
MAP CHECKED BY: DME 5/28/2015
MAP CHECKED BY: DME 5/28/2015
MAP CHECKED BY: DME 5/28/2015

Subject Property

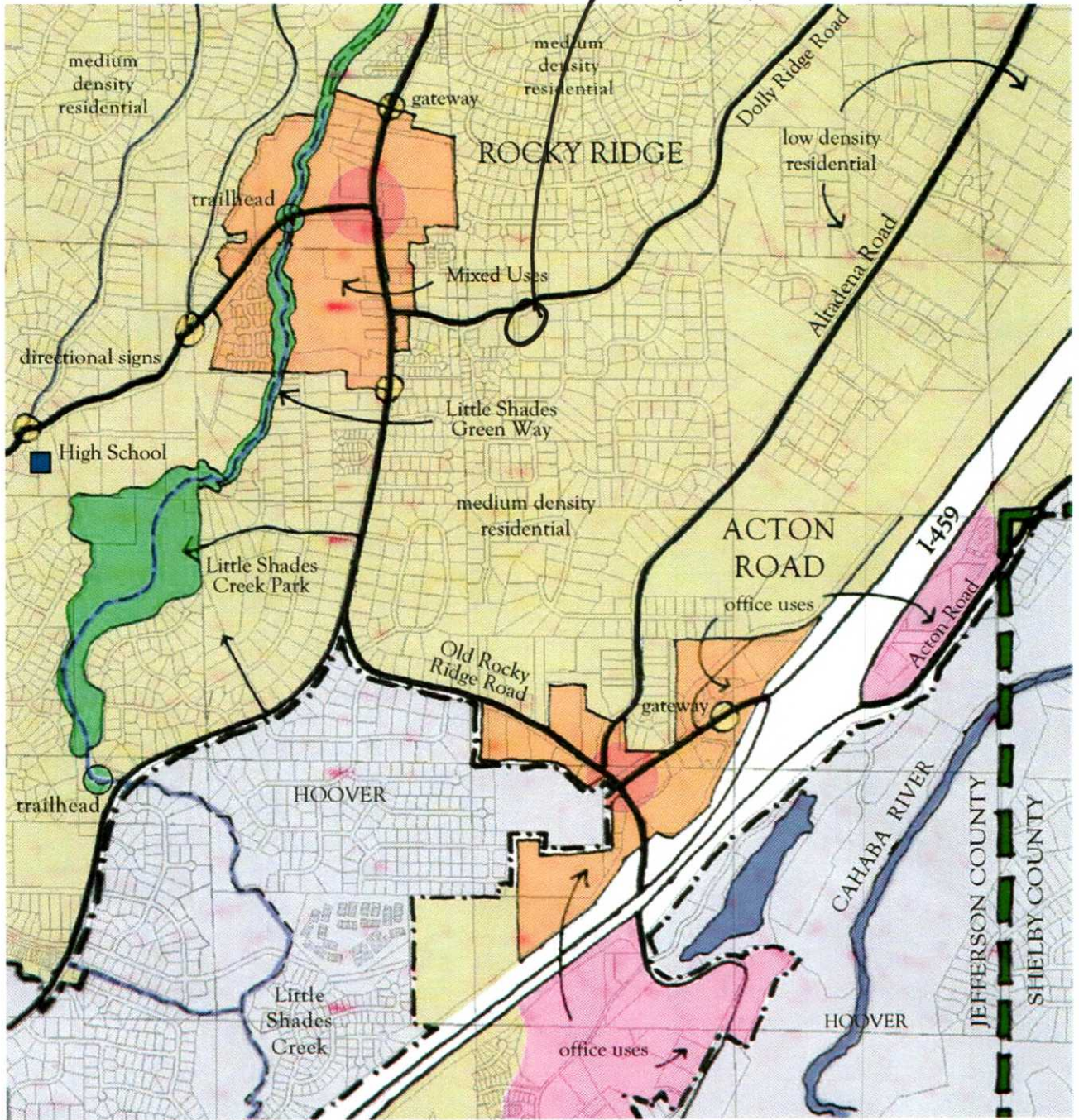
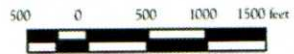


Figure 21: Rocky Ridge Road / Acton Road West
Land Use Analysis

- Neighborhood - primarily low / medium density single-family residential areas with higher densities near village center(s). Other uses may include schools, places of worship, recreational areas, and open space.
- Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces.
- Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space.
- Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered.
- Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space.
- Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses.
- Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users.
- Schools - School facilities administered by the Vestavia Hills School System.



ORDINANCE NUMBER 2584

**ANNEXING CERTAIN TERRITORY TO THE
CORPORATE LIMITS OF THE CITY OF
VESTAVIA HILLS, ALABAMA.**

WHEREAS, on the 11th day of May, 2015, a petition was presented to the City Council of the City of Vestavia Hills, Alabama, proposing the annexation of certain property to the City of Vestavia Hills, Alabama, under the provisions of Act 32 of the Special Session on the Alabama Legislature of 1964; and

WHEREAS, the City Council of the City of Vestavia Hills, at the time and place of its regular meeting on said date, made a determination that the matters contained in the Petition were true and that it was in the public interest that said property be annexed to the City of Vestavia Hills, Alabama.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows:

1. That the following property which was described in said petition be annexed to the City of Vestavia Hills, Alabama:

4711 Caldwell Mill Road
David Acton Building Corp., Owner(s)

More Particularly Described as Follows:

Part of the NE ¼ of the SW ¼ of Section 34, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the SE corner of said 1/4-1/4 Section; thence North along the East line of said 1/4-1/4 Section 233.0 feet; thence 90 Degrees left 224.0 feet; thence 90 degrees right 83.30 feet; thence 77 degrees 50 minutes left 334.17 feet to a point on the east right-of-way of a County Road (Caldwell Mill Road) thence 85 degrees 35 minutes left along said right-of-way 33.93 feet; thence 8 degrees 19 minutes left 191.5 feet; thence 92 degrees 29 minutes left 139.75 feet; thence 88 degrees 29 minutes right 118.0 feet

to a point on the South line of said 1/4-1/4 Section; thence 91 degrees, 08 minutes, 44 seconds left along the South line of said 1/4-1/4 Section 460.85 feet to the point of beginning.

2. That this Annexation shall become effective upon the adoption and approval of this Ordinance in accordance with the provisions of law, after which the heretofore described property shall become a part of the City of Vestavia Hills, Alabama.

3. That the City Clerk be and is hereby directed to publish this Ordinance in accordance with the requirements of the law and to file a copy hereof, together with a duly certified copy of the petition, with the Probate Judge of Jefferson County, Alabama.

ADOPTING and APPROVED this the 24th day of August, 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2584 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 24th day of August, 2015, as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, Vestavia Hills New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2013.

Rebecca Leavings
City Clerk



JACKSON PL

FIVE OAKS

ADENA

LAKWOOD DR

Subject Property

Annexation Committee Petition Review

Property: 4711 Caldwell Mill Road

Owners: Virginia Acton; David Acton Building representing

Date: 3-12-15

1. The property in question is contiguous to the city limits.
Yes No Comments: _____

2. The land use of the petitioned property is compatible with land use in the area.
Yes No Comments: _____

3. The property being petitioned is noted in the September 2006 Annexation Policy Task Force Report as an area of interest to the city for annexation.
Yes No Comments _____

4. Streets and drainage structures are in substantial compliance with city regulations and building codes, and in good condition at the time of the annexation.
Yes No Comments _____

5. Individual household has a Jefferson or Shelby County Tax Assessor minimum market value of 201,900. Meets city criteria: Yes No
Comment: _____
6. This street has fewer than 100% of the individual properties within the limits of the city
Yes No
Number of total homes 13 Number in city 8
7. Fire dues pursuant to Act #604 of the State of Alabama, and any other assessments on the property shall be the responsibility of the property owner, and their payment proven to the city.
Agreed to by petitioner: Yes No Comment _____

Property: 4711 Caldwell Mill Rd.


8. A non-refundable administrative fee of \$100 has been paid to the city. Furthermore, voluntary contributions, including an application fee, of \$ _____ will be paid to offset costs associated with the annexation.
Yes _____ No _____ Comment _____

9. Property is free and clear of hazardous waste, debris and materials.
Yes No _____ Comment _____

10. Are there any concerns from city departments?
Yes No _____ Comments: Due to traffic and low sight distance, recommend a shared driveway

11. Information on children: Number in family _____; Plan to enroll in VH schools Yes _____ No _____ Comments: NA

Other Comments: _____



George Pierce
Chairman

PARCEL #: 28 00 34 3 008 003.000
OWNER: ACTON VIRGINIA L
ADDRESS: 4065 CROSSINGS LN BIRMINGHAM AL 35242-4473
LOCATION: 4711 CALDWELL MILL RD BHAM AL 35243

Baths: **0.0** H/C Sqft: **0**
 Bed Rooms: **0** Land Sch: **A116**
 Land: **201,900** Imp: **0** Total: **201,900**
 Acres: **0.000** Sales Info: **\$0**

<< Prev Next >> [1 / 0 Records] Processing...

Tax Year : 2013

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SUMMARY

ASSESSMENT

VALUE

PROPERTY CLASS: 2	OVER 65 CODE:	LAND VALUE 10%	\$0
EXEMPT CODE:	DISABILITY CODE:	LAND VALUE 20%	\$201,900
MUN CODE: 01 COUNTY	HS YEAR: 0	CURRENT USE VALUE [DEACTIVATED]	\$0
SCHOOL DIST:	EXM OVERRIDE AMT: \$0.00		
OVR ASD VALUE: \$0.00	TOTAL MILLAGE: 50.1	TOTAL MARKET VALUE [APPR. VALUE: \$201,900]:	\$201,900
CLASS USE:		Assesment Override:	
FOREST ACRES: 0	TAX SALE:	MARKET VALUE:	
PREV YEAR VALUE: \$201,900.00	BOE VALUE: 0	CU VALUE:	
		PENALTY:	
		ASSESSED VALUE:	

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	1	\$40,380	\$262.47	\$0	\$0.00	\$262.47
COUNTY	2	1	\$40,380	\$545.13	\$0	\$0.00	\$545.13
SCHOOL	2	1	\$40,380	\$331.12	\$0	\$0.00	\$331.12
DIST SCHOOL	2	1	\$40,380	\$0.00	\$0	\$0.00	\$0.00
CITY	2	1	\$40,380	\$0.00	\$0	\$0.00	\$0.00
FOREST	2	1	\$0	\$0.00	\$0	\$0.00	\$0.00
SPC SCHOOL1	2	1	\$40,380	\$205.94	\$0	\$0.00	\$205.94
SPC SCHOOL2	2	1	\$40,380	\$678.38	\$0	\$0.00	\$678.38

TOTAL FEE & INTEREST: (Detail) \$15.00

ASSD. VALUE: \$40,380.00

\$2,023.04

GRAND TOTAL: \$2,038.04

DEEDS

PAYMENT INFO

INSTRUMENT NUMBER	DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
	12/29/2014	2014		ACTON, VIRGINIA	\$2,038.04
	1/3/2014	2013		-	\$2,038.04
	11/19/2012	2012		ACTON VIRGINIA L	\$2,038.04
	20111231	2011		***	\$2,038.04
	20101231	2010		***	\$2,196.35
	20100215	2009		***	\$2,196.35
	20081208	2008		***	\$3,450.86
	20021118	2002		***	\$900.40
	20011114	2001		***	\$900.40
	20001212	2000		***	\$900.40

STATE OF ALABAMA
JEFFERSON _____ **COUNTY**

PETITION FOR ANNEXATION TO THE
CITY OF VESTAVIA HILLS, ALABAMA

Date of Petition: 2/27/2015

To the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama:

We, the undersigned owners of the properties set out in red outline in Exhibit "A" attached hereto, which properties are contiguous to the City limits of the City of Vestavia Hills, Alabama, under the authority of Act No. 32 of the Special Session of the Alabama Legislature of 1964, do hereby petition the City of Vestavia Hills, Alabama, that the properties set out in red outline in Exhibit "A" attached, situated in **Jefferson** _____ County, Alabama, be annexed to the City of Vestavia Hills, Alabama. The metes and bounds description of the boundary of the property of the undersigned proposed to be annexed is also set out on said Exhibit "A" and a map showing in red the property proposed for annexation by this petition is also attached and made a part hereof.

The undersigned petitioners do further petition that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, set a date for the hearing of this petition and any objections in writing to the petition or protest, on a date certain and that no less than ninety (90) days before said date certain for said hearing on this petition, that a notice of said hearing along with this petition be published in a newspaper of general circulation in Jefferson County, Alabama.

We, the undersigned petitioners do also ask that the Honorable Mayor and City Council of the City of Vestavia Hills, Alabama, do all things necessary and requisite to comply with the terms of Act No. 32 of the Special Session of the Alabama Legislature of 1964.

EXHIBIT "A"

LOT: 003.000 _____

BLOCK: 008 _____

Map Number: 28-00-34-3-008
SURVEY: _____

RECORDED IN MAP BOOK _____, PAGE _____ IN THE
PROBATE OFFICE OF _____ COUNTY, ALABAMA.

COUNTY ZONING: E-2 _____

COMPATIBLE CITY ZONING: R-1 _____

LEGAL DESCRIPTION (METES AND BOUNDS):

**BEG SE COR NE 1/4 SW 1/4 TH N ALONG E LINE OF 1/4 1/4 233 FT S TH W
220 FT S TH N 63 FT S TH W 351 FT S TO E ROW OLD CALDWELL MILL
RD TH S ALONG ROW 200 FT S TH ELY 133 FT S TH S 118 S TO S LINE OF
1/4 1/4 TH E ALONG S LINE 459 S TO POB**

SEE ATTACHED

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

SIGNATURE(S)

DESCRIPTION OF PROPERTY

<u>Virginia L. Acton</u>	Lot <u>003</u> Block <u>008</u> Survey <u>28-00-34-3-008</u>
<u>J. L. Huffstetter</u>	Lot <u>003</u> Block <u>008</u> Survey <u>28-00-34-3-008</u>
_____	Lot _____ Block _____ Survey _____

(Use reverse side hereof for additional signatures and property descriptions, if needed).

STATE OF ALABAMA

Jefferson COUNTY

Virginia L. Acton being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.

Virginia L. Acton
Signature of Certifier

Subscribed and sworn before me this the 24th day of February, 2015.

Isaci Miguel Lara
Notary Public

My commission expires: 4/10/2017

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority.

<u>SIGNATURE(S)</u>	<u>DESCRIPTION OF PROPERTY</u>
<u>J L Huffstetler</u>	Lot <u>003</u> Block <u>008</u> Survey <u>28-00-34-3-008</u>
<u>Virginia L. Acker</u>	Lot <u>003</u> Block _____ Survey <u>28-00-34-3-008</u>
_____	Lot _____ Block _____ Survey _____

(Use reverse side hereof for additional signatures and property descriptions, if needed).

STATE OF ALABAMA

Jefferson COUNTY

JORDAN HUFFSTETLER being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of all the owners of the described property.

J L Huffstetler
Signature of Certifier

Subscribed and sworn before me this the 24th day of February, 2015.

Traci Maxwell Lane
Notary Public

My commission expires: 4/10/2017

EXHIBIT "B"

VESTAVIA HILLS BOARD OF EDUCATION

**1204 Montgomery Highway
Vestavia Hills AL 35216**

(To be completed by the City)

Date of Annexation Petition _____ Action Taken: Grant _____
Deny _____
Resolution: Date: _____ Number: _____
Overnight Ordinance: Date: _____ Number: _____
90 Day Final Ordinance: Date: _____ Number: _____

(To be completed by Homeowner)

Name(s) of Homeowner(s): N/A

Address: _____

City: _____ State: _____ Zip: _____

Information on Children:

**Plan to Enroll In
Vestavia Hills School?**

	Name(s)	Age	School Grade	Yes	No
1.	N/A				
2.					
3.					
4.					
5.					
6.					

Approximate date for enrolling students in Vestavia Hills City Schools if above response is "yes". _____

dauid acton
building corporation

4898 Valleydale Rd. Suite A4
Birmingham, AL 35242

T 205.980.9567
F 866.322.2120
dabc.jordan@gmail.com

www.davidactonbuilding.com

Proposed Annexation, Subdivision, and Re-Zoning

For the Property Located at:
4711 Caldwell Mill Rd.
Birmingham, AL 35243

Table of Contents

- Request Introduction
- Vicinity Map
- Proposed Plot Plan
- Existing Survey
- Area Analysis
- Annexation Merits

Request Introduction

- Subject Property: The property is located at 4711 Caldwell Mill Rd., approximately 1/3 mile South of Patchwork Farms.
- Property Owner: David Acton Building Corp.
- Proposal Introduction: We propose to Annex the subject 3.43 Acre parcel into the City of Vestavia Hills, Re-Zone the Property to Vestavia Hills R-1 Zoning, Subdivide the Property into (2) lots in compliance with R-1 Zoning, and construct (2) Single Family Residences in compliance with R-1 Zoning.
- Proposed Homes: Our plans are to construct (2) homes with 3000-3500 SF each and to market the homes in the \$600,000-\$700,000 price range. Both homes will be built to a high quality standard and offer many upgraded amenities.

Vicinity Map

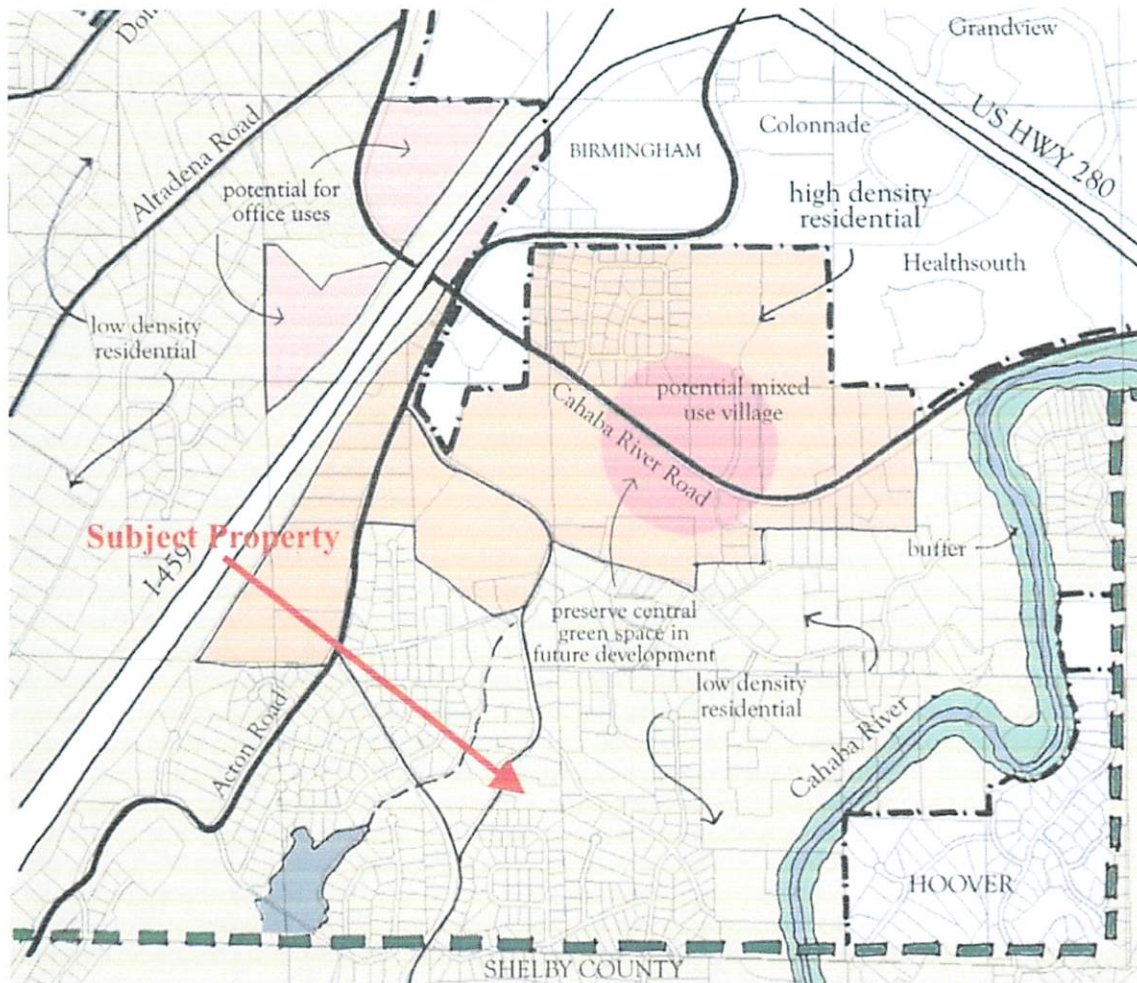
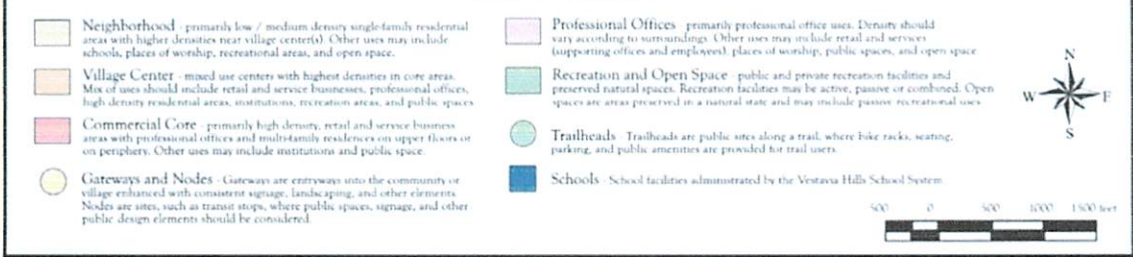


Figure 22: Cahaba River Road / Acton Road East
Land Use Analysis



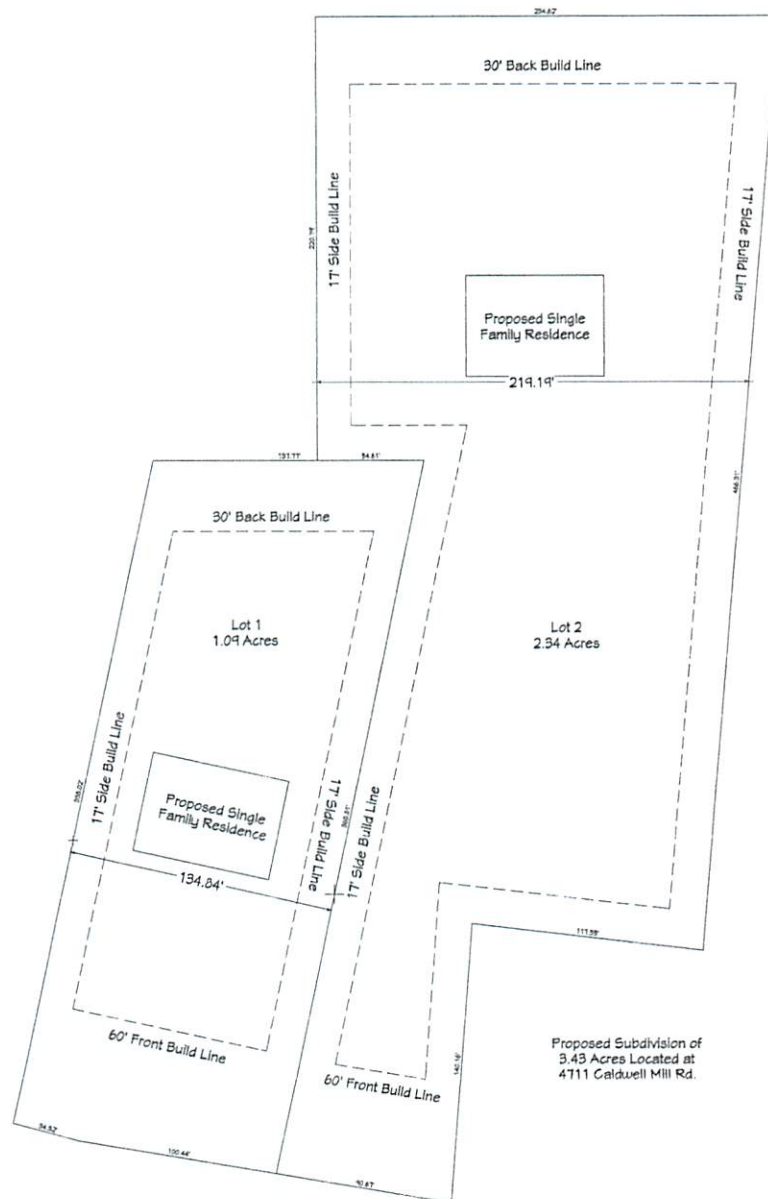
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Proposed Plot Plan



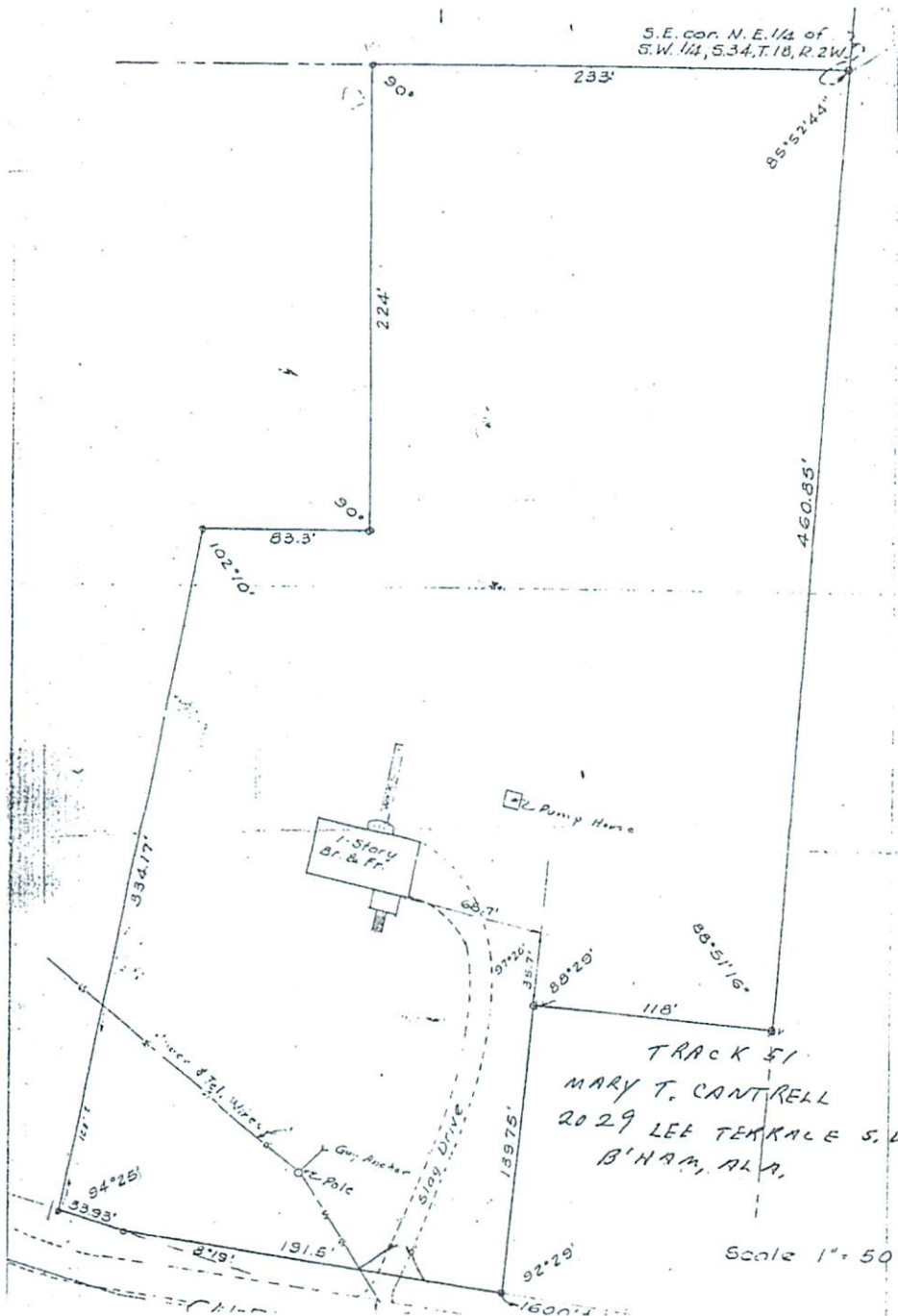
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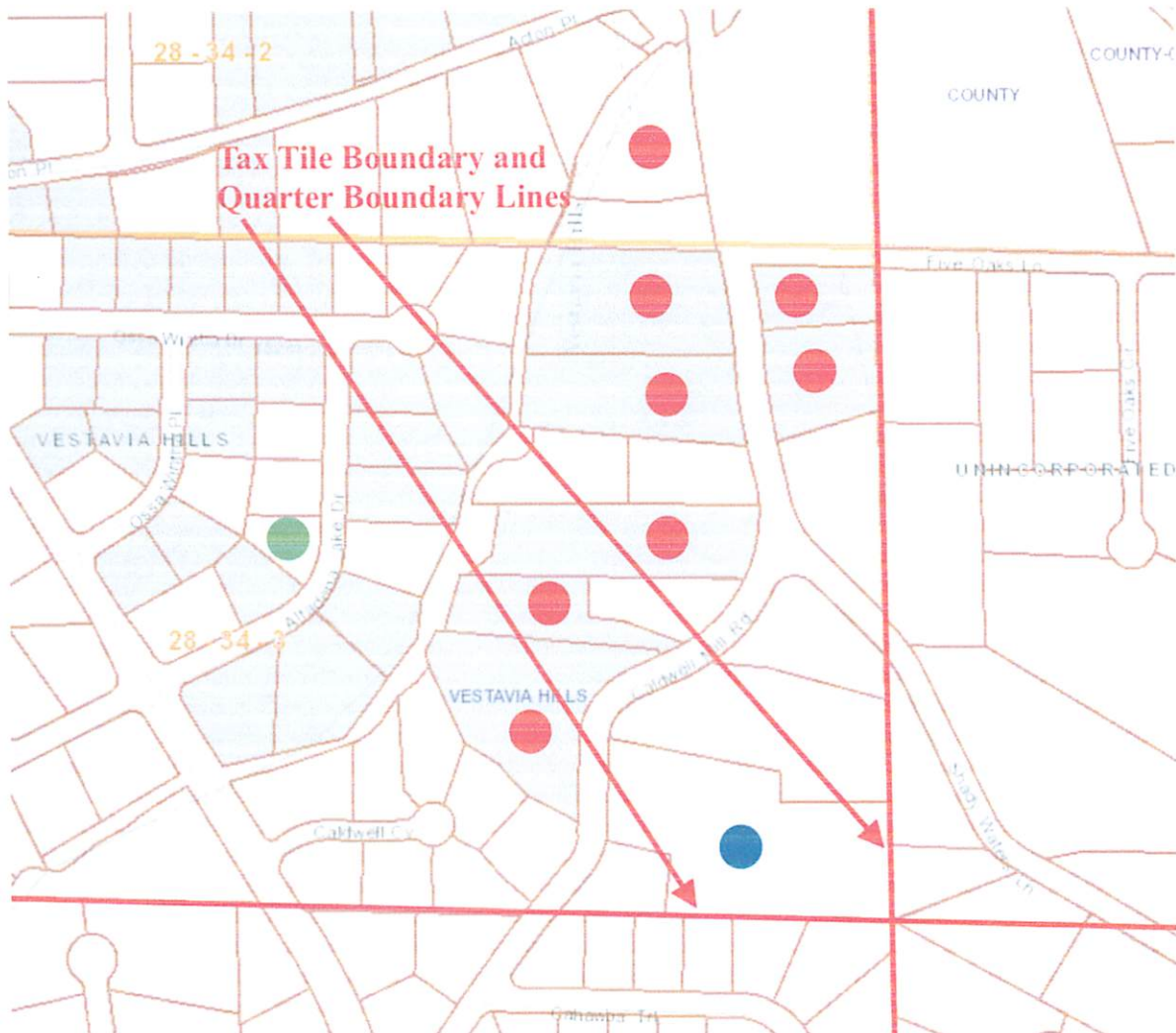
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Existing Survey



Area Analysis



- Blue Dot - Subject Property
- Red Dot - Caldwell Mill Rd. Address and located within City Limits
- Green Dot - Not referenced in 2006 Annexation Policy Task Force Report and successfully annexed into City Limits since publication of Report.

Annexation Merits

- Property is Contiguous to Vestavia city limits.
- Proposed Subdivision is compatible with land use in the area.
- Annexation of the Subject Property can serve a dual purpose in relationship to the City's boundaries:
 - Logically define City Limit's - The Subject Property's southern property line serves as the boundary line with the SE 1/4 of Tax Tile number 28-34-3 and it's eastern property line serves as the boundary line with Tax Tile number 28-34-4. The locations of the property lines provide natural and logical boundary lines for the City to utilize to prohibit the City's expansion to area's that are not a priority, if necessary.
 - Fill in gaps in the City Limit's created by Annexation approvals - Of the approximately 15 Residences located on Caldwell Mill Rd. between the Subject Property and Caldwell Mill's intersection with Acton Place, 8 are currently located within the limits of Vestavia. 2 of the 8 properties within the city limits are located on the same side of Caldwell Mill Rd. as the Subject Property. As there are already numerous properties on the street that are served by the City, annexation of the Subject Property will bring the total number of homes on the street that are within the City Limit's closer to 100%.
- While property is not specifically identified in September 2006 Annexation Policy Task Force Report, Property is located within same Tax Tile Number (28-34-3) as other properties that have successfully petitioned Vestavia for Annexation.
- Any concerns City Departments have with the physical condition of the property can be addressed in the construction process.
- Property Values and Market Demand:
 - Market Demand - Vestavia and Birmingham have invested heavily in Patchwork Farms, Grandview Medical, and other development along Acton Rd. and Cahaba River Rd. We believe that many of the professionals who support the operations of these developments will desire New Construction that is both within Vestavia city limits and located in close proximity to these developments.
 - Property Values - David Acton Building Corp. is not a volume leader amongst Birmingham homebuilders. We were ranked in the 2013 Birmingham Business Journal Top 25 Homebuilders List based off total new construction permits issued. Our average sales price per home was the highest of any homebuilder on the list. Our typical client chooses us based on our reputation for building quality homes, our finish material selections, and our attention to detail. Based on our history and where we operate within the industry, we are confident that the homes we build on the 2 Proposed Lots will enhance the property values and overall stature of the area.

ORDINANCE NUMBER 2585

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM JEFFERSON COUNTY E-2 TO VESTAVIA HILLS R-1.

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Jefferson County E-2 (estate residential) Vestavia Hills R-1 (residential district):

4711 Caldwell Mill Road
David Acton Building Corp.

More Particularly Described as Follows:

Part of the NE ¼ of the SW ¼ of Section 34, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the SE corner of said 1/4-1/4 Section; thence North along the East line of said 1/4-1/4 Section 233.0 feet; thence 90 Degrees left 224.0 feet; thence 90 degrees right 83.30 feet; thence 77 degrees 50 minutes left 334.17 feet to a point on the east right-of-way of a County Road (Caldwell Mill Road) thence 85 degrees 35 minutes left along said right-of-way 33.93 feet; thence 8 degrees 19 minutes left 191.5 feet; thence 92 degrees 29 minutes left 139.75 feet; thence 88 degrees 29 minutes right 118.0 feet to a point on the South line of said 1/4-1/4 Section; thence 91 degrees, 08 minutes, 44 seconds left along the South line of said 1/4-1/4 Section 460.85 feet to the point of beginning.

APPROVED and ADOPTED this the 24th day of August 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

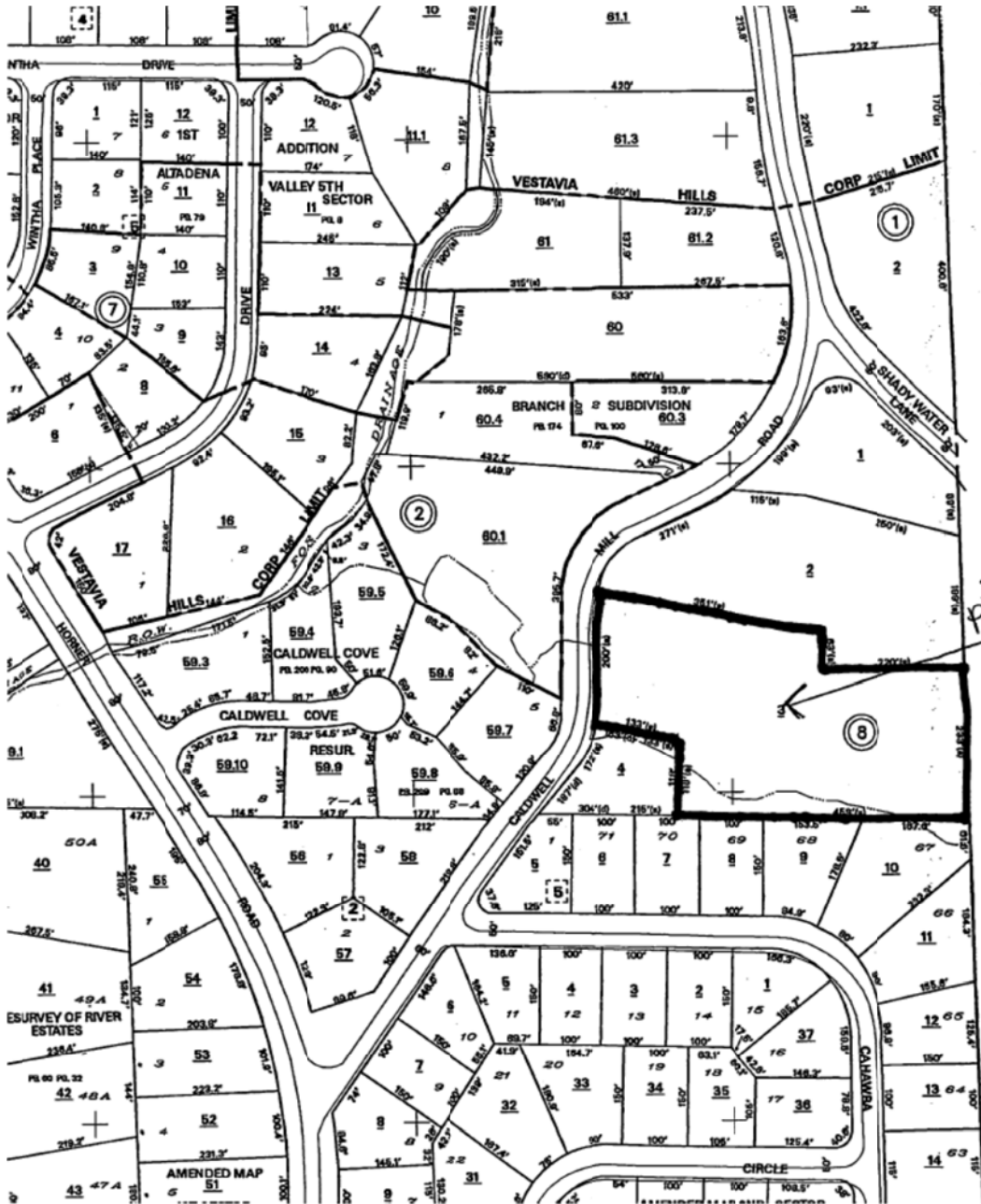
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2585 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 24th day of August, 2015 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



Subject Property

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **JULY 9, 2015**

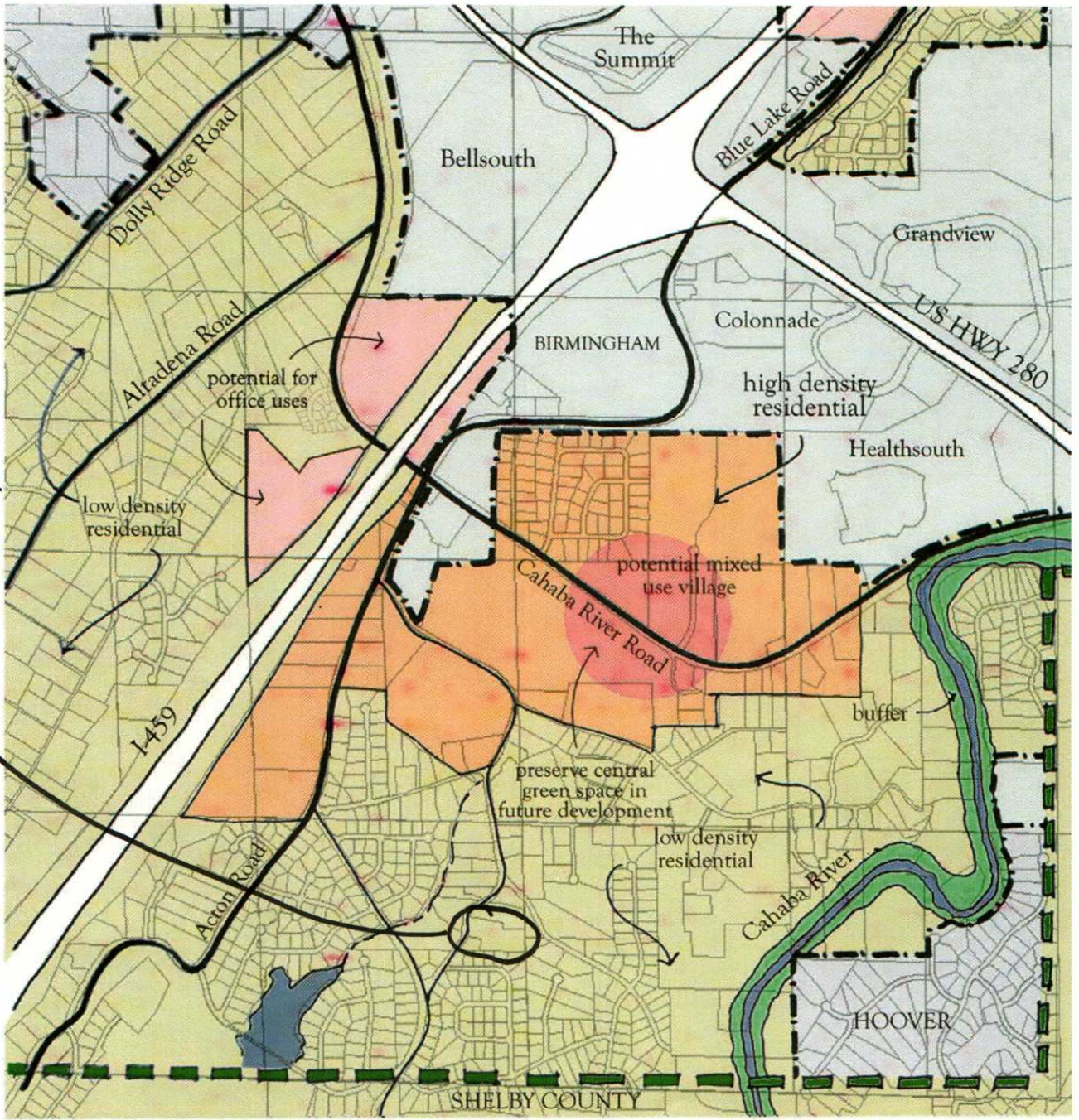
- **CASE: P-0715-37**
- **REQUESTED ACTION:** Jefferson County E-2 to Vestavia Hills R-1
- **ADDRESS/LOCATION:** 4711 Caldwell Mill Rd.
- **APPLICANT/OWNER:** David Acton Building Corp.
- **REPRESENTING AGENT:** Jordan Huffstetler
- **GENERAL DISCUSSION:** Property is on the corner of Caldwell Mill Rd., adjacent to Camp Horner Rd. Property began the 90 day annexation process by City Council with the intention of building two lots with the passage of Resolution 4712 on 5/11/15. A proposed site plan is attached. The lots meet the minimum requirements for an R-1 zone. Once annexed and rezoned the applicant will return with the final plat.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** The request is consistent with the Comprehensive Plan for Neighborhood, low/medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

City Planner Recommendation: No recommendation
 2. **City Engineer Review:** Will meet onsite with developer for driveway permits
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Gilchrist made a motion to recommend approval of Rezoning for 4711 Caldwell Mill Rd. from Jefferson County E-2 to Vestavia Hills R-1 For The Purposes Of Annexation and Two New Residential Lots. Second was by Mr. Brooks. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. Wolfe – yes
Mr. Brooks – yes
Motion carried.

Mr. Burrell – yes
Mr. Sharp – yes
Mr. House – yes
Mr. Visintainer – yes



Subject Property

Figure 22: Cahaba River Road / Acton Road East
Land Use Analysis

<ul style="list-style-type: none"> Neighborhood - primarily low / medium density single-family residential areas with higher densities near village centers. Other uses may include schools, places of worship, recreational areas, and open space. Village Center - mixed use centers with highest densities in core areas. Mix of uses should include retail and service businesses, professional offices, high density residential areas, institutions, recreation areas, and public spaces. Commercial Core - primarily high density, retail and service business areas with professional offices and multi-family residences on upper floors or on periphery. Other uses may include institutions and public space. Gateways and Nodes - Gateways are entryways into the community or village enhanced with consistent signage, landscaping, and other elements. Nodes are sites, such as transit stops, where public spaces, signage, and other public design elements should be considered. 	<ul style="list-style-type: none"> Professional Offices - primarily professional office uses. Density should vary according to surroundings. Other uses may include retail and services (supporting offices and employees), places of worship, public spaces, and open space. Recreation and Open Space - public and private recreation facilities and preserved natural spaces. Recreation facilities may be active, passive or combined. Open spaces are areas preserved in a natural state and may include passive recreational uses. Trailheads - Trailheads are public sites along a trail, where bike racks, seating, parking, and public amenities are provided for trail users. Schools - School facilities administered by the Vestavia Hills School System.
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ORDINANCE NUMBER 2586

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-4 TO VESTAVIA HILLS B-1.2.

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-4 (residential) Vestavia Hills B-1.2 (planned neighborhood commercial district):

A Portion of 4308 Dolly Ridge Road
Fred Acton

More Particularly Described as Follows:

Part of Lot 5, Block 1 of New Merkle Heights as recorded in Map Book 19, Page 92 in the Office of the Judge of Probate, Jefferson County, Alabama being more particularly described as follows:

Begin at the NE corner of said Lot 5, said point begin on the westerly right of way line of Dolly Ridge Road a 50' wide public right-of-way; thence run SW along said right-of-way for 82.3 feet; thence turn 90 degrees to the right and run northwesterly for 138.3 feet to a point on the northerly property line of said Lot 5; thence run east along said northerly property line for 160.9 feet to the point of beginning.

APPROVED and ADOPTED this the 24th day of August 2015.

Alberto C. Zaragoza, Jr.
Mayor

ATTESTED BY:

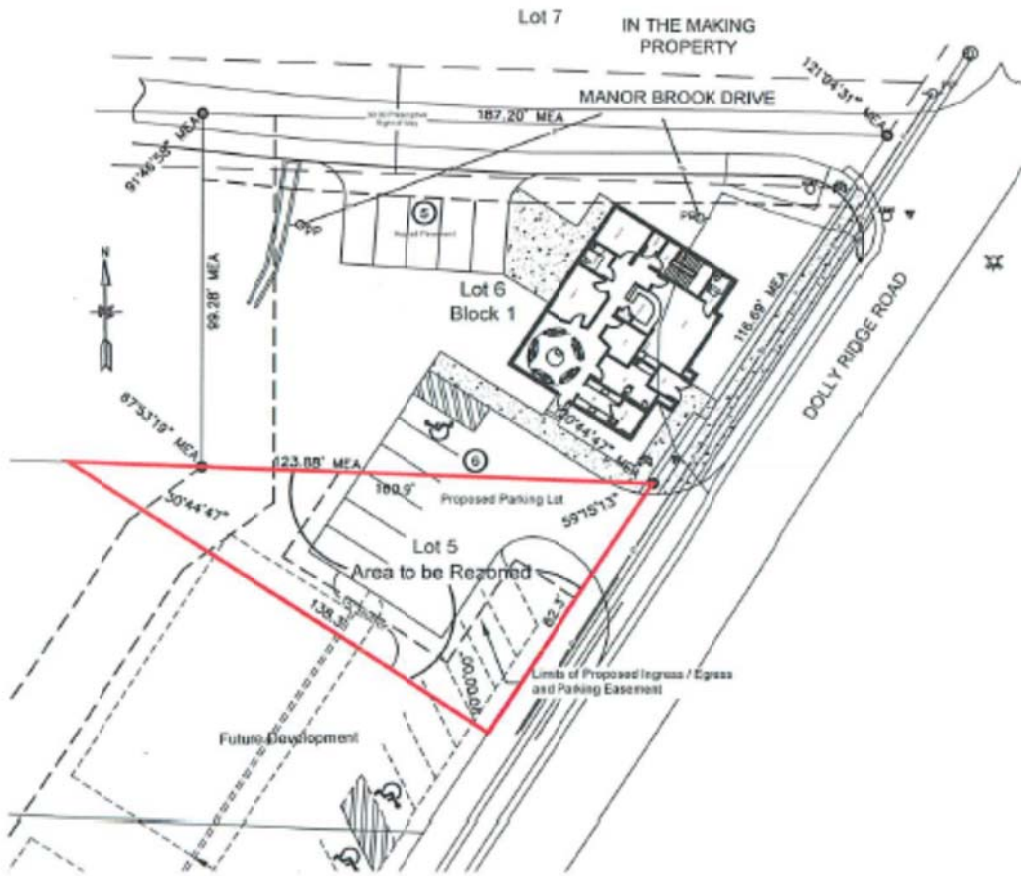
Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 2586 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 24th day of August, 2015 as same appears in the official records of said City.

Posted at Vestavia Hills Municipal Center, Vestavia Hills Library in the Forest, New Merkle House and Vestavia Hills Recreational Center this the _____ day of _____, 2015.

Rebecca Leavings
City Clerk



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION

Date: **JULY 9, 2015**

- **CASE:** P-0515-26
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-4 Vestavia Hills B-1.2
- **ADDRESS/LOCATION:** 4308 Dolly Ridge Rd.
- **APPLICANT/OWNER:** Fred Acton
- **REPRESENTING AGENT:** Trip Galloway
- **GENERAL DISCUSSION:** Property is on Dolly Ridge and adjacent to the corner property of Dolly Ridge Rd. and Manor Brook Dr., across from “In the Making”. Applicant is seeking rezoning to build an entry way and parking to serve the recently rezoned medical office. The rezoning will create 7 new parking spots and provide ingress/egress, as well as provide access to future development. The access proposed meets the requirements of the access management plan approved as part of the Cahaba Heights Village Amendments.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for mixed use and pedestrian oriented development.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

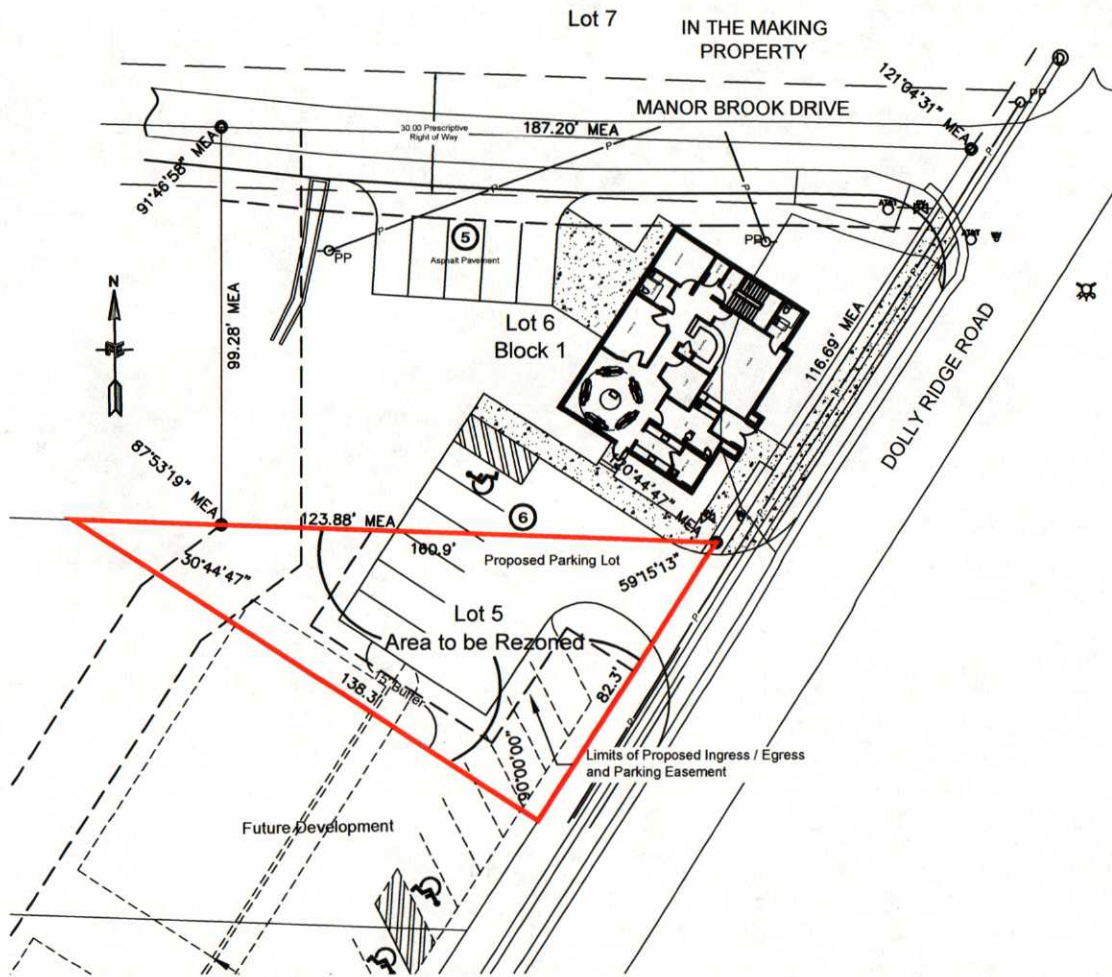
City Planner Recommendation: No recommendation
 2. **City Engineer Review:** Development plan must be constraint with access management plan. Engineer will review drainage.
 3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
 4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

MOTION Mr. Burrell made a motion to recommend approval of Rezoning of 4308 Dolly Ridge Rd. from Vestavia Hills R-4 to Vestavia Hills B-1.2 For The Purpose Of Mixed Use Development. Second was by Mr. Gilchrist. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes
Mr. Gilchrist – yes
Mr. Wolfe – yes
Mr. Brooks – yes
Motion carried.

Mr. Burrell – yes
Mr. Sharp – yes
Mr. House – yes
Mr. Visintainer – yes

Rezoning Plan for
**Acton
 Property**
 4308 Dolly Ridge Road



Site Information:

Current Zoning: R-4

Proposed Zoning: B-1.2

Legal Description:

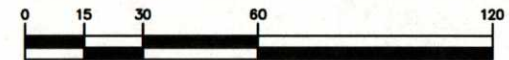
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Begin at the northeast corner of said Lot 5, said point being on the westerly right of way line of Dolly Ridge Road a 50 foot wide public right of way; thence run southwest along said right of way for 82.3 feet; then turn 90° to the right and run northwesterly for 138.3 feet to a point on the northerly property line of said Lot 5; thence run east along said northerly property line for 160.9 feet to the Point of Beginning;



**Pressnell
 Engineering**

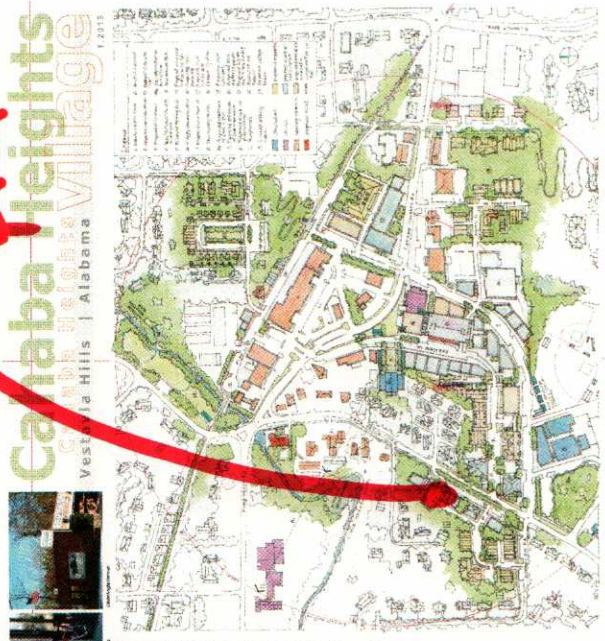
884 High Pointe Drive
 Hayden, AL 35079
 P: 205.876.4335
 F: 205.417.2507



SCALE: 1" = 30'

Subject Property

Subject Property



Concepts

The overall conceptual framework for the development is based on the following key concepts:

- Walkability:** The development is designed to be highly walkable, with a network of pedestrian-friendly paths and crossings.
- Green Spaces:** The plan includes a variety of green spaces, from small courtyards to larger parks, to provide a high quality of life for residents.
- Community:** The development is intended to foster a sense of community and neighborhood identity.
- Flexibility:** The plan is designed to be flexible, allowing for future changes and improvements as the community evolves.

Carababa Heights Village

The Carababa Heights Village is a new development in the heart of the city, designed to provide a mix of housing types and amenities. The plan includes a variety of building styles, from traditional brick houses to modern multi-story apartments, to accommodate different preferences and budgets. The development is also designed to be highly walkable and green, with a network of pedestrian-friendly paths and crossings, and a variety of green spaces.

History of this project

The Carababa Heights Village is a new development in the heart of the city, designed to provide a mix of housing types and amenities. The plan includes a variety of building styles, from traditional brick houses to modern multi-story apartments, to accommodate different preferences and budgets. The development is also designed to be highly walkable and green, with a network of pedestrian-friendly paths and crossings, and a variety of green spaces.

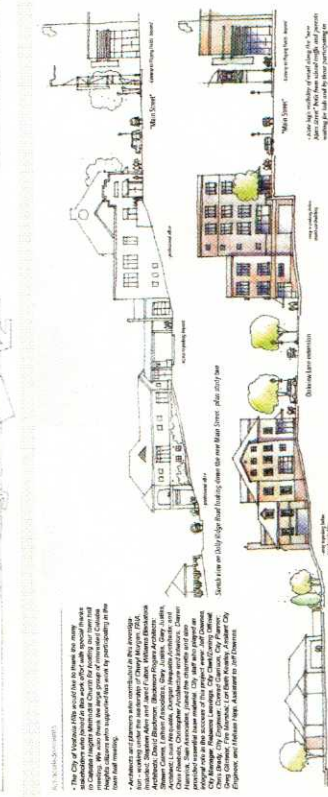
Goals | Principles

The development is designed to achieve the following goals and principles:

- Walkability:** The development is designed to be highly walkable, with a network of pedestrian-friendly paths and crossings.
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Assets & Opportunities

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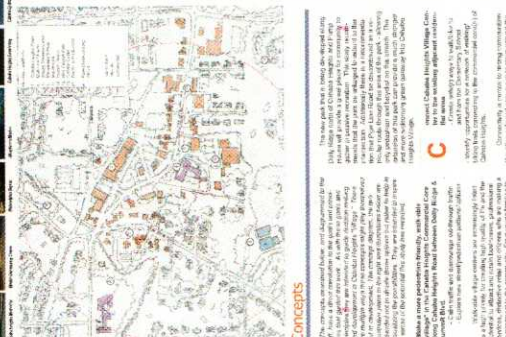
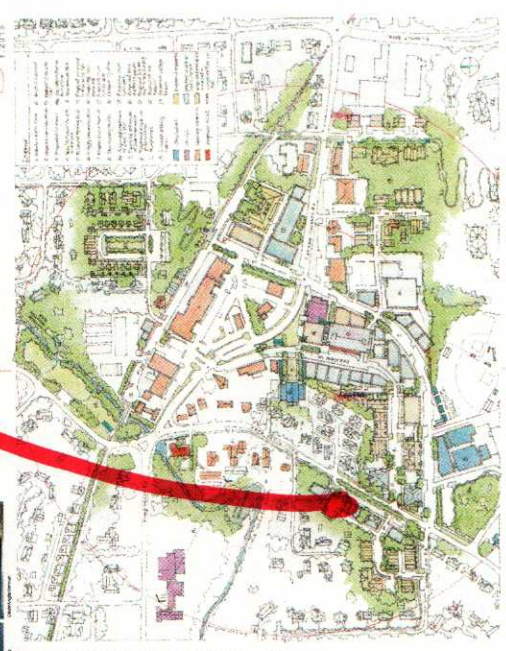
Subject Property

Subject Property



Carababa Heights Village

Westville Hills | Alabama



Concepts

The overall conceptual framework for the development is based on the following principles:

- Walkability and bikeability: The development is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.
- Mixed-use development: The development includes a mix of residential, commercial, and public uses, creating a vibrant and walkable community.
- Green spaces and landscaping: The development includes a central green corridor and various green spaces, providing a high quality of life for residents.

Goals | Principles

The development is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site. The development includes a mix of residential, commercial, and public uses, creating a vibrant and walkable community. The development includes a central green corridor and various green spaces, providing a high quality of life for residents.

Assets & Opportunities

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Illustrative plan study one

This detailed site plan shows the layout of buildings, streets, and landscaping. It includes a legend for building types, street widths, and green spaces. The plan is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.

Illustrative plan study two

This detailed site plan shows the layout of buildings, streets, and landscaping. It includes a legend for building types, street widths, and green spaces. The plan is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.

Illustrative plan study three

This detailed site plan shows the layout of buildings, streets, and landscaping. It includes a legend for building types, street widths, and green spaces. The plan is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.

Concept Diagram

This diagram illustrates the overall layout of the Carababa Heights Village. It shows a mix of building footprints, green spaces, and circulation paths. The layout is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.

Illustrative plan study one

This detailed site plan shows the layout of buildings, streets, and landscaping. It includes a legend for building types, street widths, and green spaces. The plan is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.

Illustrative plan study two

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Illustrative plan study three

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Illustrative plan study four

This detailed site plan shows the layout of buildings, streets, and landscaping. It includes a legend for building types, street widths, and green spaces. The plan is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.

Illustrative plan study five

This detailed site plan shows the layout of buildings, streets, and landscaping. It includes a legend for building types, street widths, and green spaces. The plan is designed to be walkable and bikeable, with a central green corridor and various building types interspersed throughout the site.