

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

**JUNE 9, 2016**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: May 12, 2016

**Final Plats**

(1) **Consent Agenda:**

- A. **P-0616-29** Kadco, LLC Is Requesting **Final Plat Approval For Resurvey of Lot 7 Rosemont Subdivision.** The Purpose For This Request Is To Add Recorded Easements To Lot. The Property Is Owned By Kadco, LLC and Is Zoned Vestavia Hills R-1.
- B. **P-0616-30** Stewart Abel Is Requesting **Final Plat Approval For Stewart Abel Living Trust Resurvey.** The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By Stewart Abel and Is Zoned Vestavia Hills B-2.
- C. **P-0616-31** Steelemont, LLC Is Requesting **Final Plat Approval For Steelemont Estates Subdivision Phase II.** The Purpose For This Request Is To Create 27 Lots from Three Existing Lots and Four Acreage Parcels. The Property Is Owned By Steelemont, LLC and Is Zoned Vestavia Hills R-9.

**Rezoning/Conditional Use Recommendations:**

- (2) **P-0616-27** City of Vestavia Hills Is Requesting **Rezoning for 1280 Montgomery Hwy. from Unzoned to Vestavia Hills B-2** For The Purpose Of Commercial Development.
- (3) **P-0616-28** City of Vestavia Hills Is Requesting **Conditional Use Approval For A Fleet Operations Facility** Located At **4750 Sicard Hollow Rd.** The Property Is Owned By City of Vestavia Hills And Is Zoned Vestavia Hills PR-1.

Time of Adjournment.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**APRIL 14, 2016**  
**6:00 P.M.**

The Planning and Zoning Commission of the City of Vestavia Hills met in regular session on this date at 6:00 P.M. following posting/publication as required by Alabama law. The roll was called with the following:

**MEMBERS PRESENT:**

Lyle Larson, Chairman  
Brian Wolfe  
Fred Goodwin  
Deloye Burrell  
Blaine House  
Jim Sharp  
Jim Brooks

**MEMBERS ABSENT:**

Greg Gilchrist  
Bill Visintainer

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer

**APPROVAL OF MINUTES**

Mr. Larson stated that the minutes of the meeting of April 14, 2016 are presented for approval.

**MOTION** Motion to approve minutes with changes was by Mr. Burrell and second was by Mr. Goodwin. Voice vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. Brooks – yes	Mr. House – yes
Mr. Wolfe – yes	Mr. Sharp – yes

Mr. Larson – yes

Motion carried

**Consent Agenda/Final Plats:**

- A. **P-0516-25** Baptist Health System, Inc. Is Requesting **Final Plat Approval For Healthsouth Headquarters Addition To Liberty Park.** The Purpose For This Request Is To Create A Three Lot Subdivision. The Property Is Owned By Baptist Health System, Inc. and Is Zoned Vestavia Hills PB.

Mr. Wolfe stated he needed to recuse himself from the vote.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this requests, Mr. Larson closed the public hearing and opened the floor for motions.

**MOTION** Mr. House made a motion to approve of item A. Second was by Mr. Goodwin. Motion was carried on a roll call; vote as follows:

- |                     |                   |
|---------------------|-------------------|
| Mr. Goodwin – yes   | Mr. Burrell – yes |
| Mr. Brooks – yes    | Mr. House – yes   |
| Mr. Wolfe – recused | Mr. Sharp – yes   |
| Mr. Larson – yes    | Motion carried    |

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

Date: **JUNE 9, 2016**

- **CASE:** P-0616-29
- **REQUESTED ACTION:** Final Plat Approval For Resurvey of Lot 7 Rosemont Subdivision
- **ADDRESS/LOCATION:** Rosemont Pl.
- **APPLICANT/OWNER:** KADCO, LLC
- **REPRESENTING AGENT:** Jason Kessler
- **GENERAL DISCUSSION:** Plat is adding ingress, egress, and utility easement to the SE corner of Lot 7.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the 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:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted



**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

**II. APPLICANT INFORMATION: (owner of property)**

NAME: Kadco. LLC

ADDRESS: 3505 Bent River Rd.  
Birmingham Al. 35214

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: Home \_\_\_\_\_ Office 205-985-7171

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Resurvey

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal description, etc.)**

1968 Rosemont Place Vestavia, Al  
35243

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**VI. ZONING/REZONING:**

The above described property is presently zoned: R-1  
Vestavia Hills

2016 MAY 19 PM 11:20

**VI. OWNER AFFIDAVIT:**

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

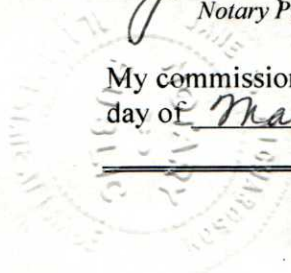
Chris G. Lew J.  
Owner Signature/Date

Jason Kessler 5/18/16  
Representing Agent (if any)/date

Given under my hand and seal  
this 18th day of May, 2016.

Jane B. Richardson  
Notary Public

My commission expires 18th  
day of May, 2020.



# RESURVEY OF LOT 7 ROSEMONT SUBDIVISION

AS RECORDED IN MAP BOOK 199, PAGE 98 IN THE OFFICE OF THE  
JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE  
1/4 OF THE SE 1/4 OF SECTION 20 TOWNSHIP 18 SOUTH, RANGE 2  
WEST, CITY OF VESTAVIA HILLS, JEFFERSON COUNTY, ALABAMA

OWNER:  
CHARLES G. KESSLER, JR.  
3505 BENT RIVER ROAD  
BIRMINGHAM AL 35216  
(205)-999-9881

SURVEYOR:  
ENGINEERING DESIGN GROUP LLC  
120 BISHOP CIRCLE, SUITE 300  
PELHAM, ALABAMA 35124  
(205)-403-9158

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Rodney Keith Cunningham, Registered Land Surveyor, State of Alabama and Charles G. Kessler, Jr. as owner in fact, hereby state that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owners; that this plat or map is a true and correct map of lands shown therein known as RESURVEY OF LOT 7 ROSEMONT SUBDIVISION, showing the subdivision into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street as well as the number of each lot and block, and showing the relation of the lands to Rosemont Subdivision as recorded in Map Book 199 Page 98, in the office of the Judge of Probate Jefferson County, Alabama, located in the SE 1/4 of the SE 1/4 of Section 20, Township 18 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to a mortgage. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Rodney Keith Cunningham, P.L.S.  
Ala Reg No 26013

State of Alabama  
County of Shelby

I, Richard Earl Stubbs, a Notary Public in and for said county and state, do hereby certify that Rodney Keith Cunningham, whose name is signed to the foregoing certificate as Surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public \_\_\_\_\_ My Commission Expires February 07, 2018

By: \_\_\_\_\_ DATE \_\_\_\_\_  
Charles G. Kessler, Jr., Owner

State of \_\_\_\_\_  
County of \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said county and state, do hereby certify that Charles G. Kessler, Jr., whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Having reviewed this plat, and the associated improvements by the owner for dedication to the City of Vestavia Hills, I  
Commission, This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Vestavia Hills City Engineer \_\_\_\_\_

Having reviewed this plat, and the associated improvements by the owner for dedication to the City of Vestavia Hills, I  
Commission, This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

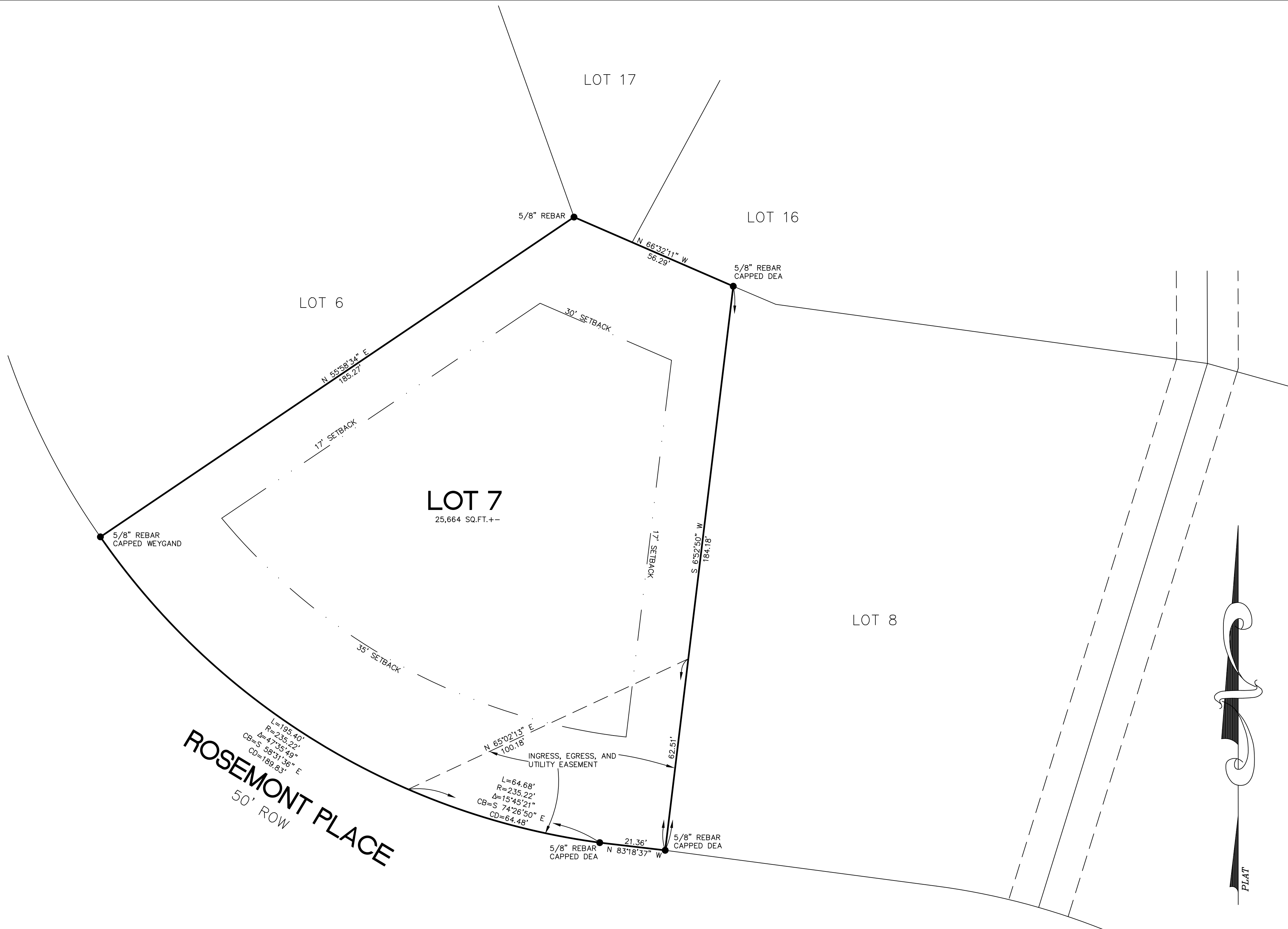
Vestavia Hills City Planner \_\_\_\_\_

Having reviewed this plat, and considered the recommendations of the City Engineer, the Planning and Zoning Commission hereby by majority vote, accepts the plat for recording, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By \_\_\_\_\_ Chairman

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right of Way or Easement boundaries after this date may void this approval.

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Director of Environmental Services



ROSEMONT PLACE  
50' ROW

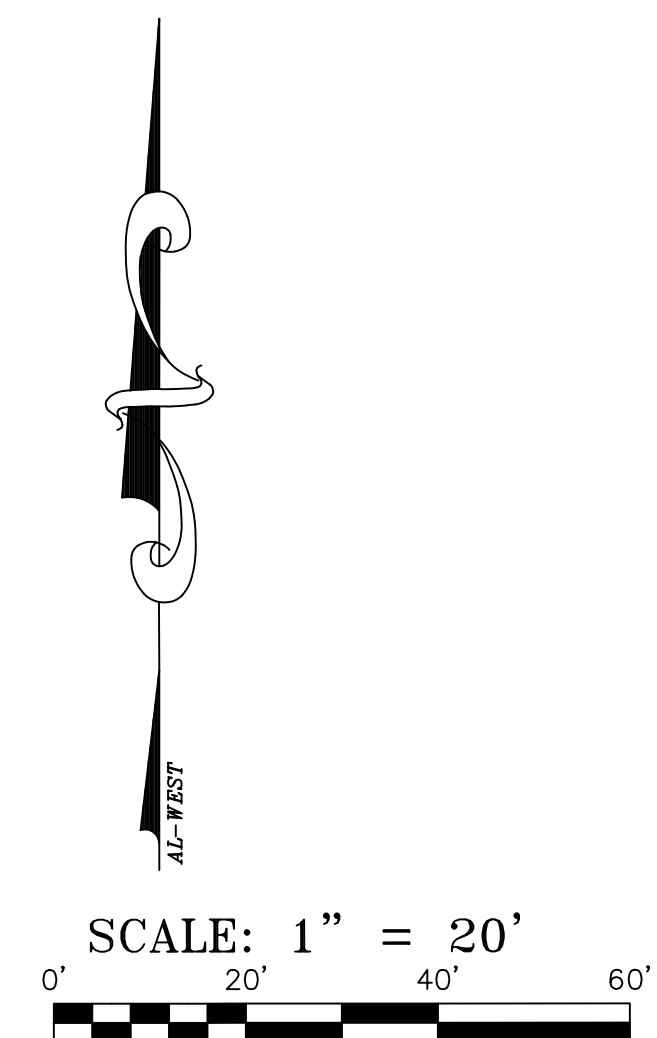
L=105.40'  
R=235.22'  
Δ=47°30'49\"/>

L=64.68'  
R=235.22'  
Δ=15°45'21\"/>

L=63°02'13\"/>

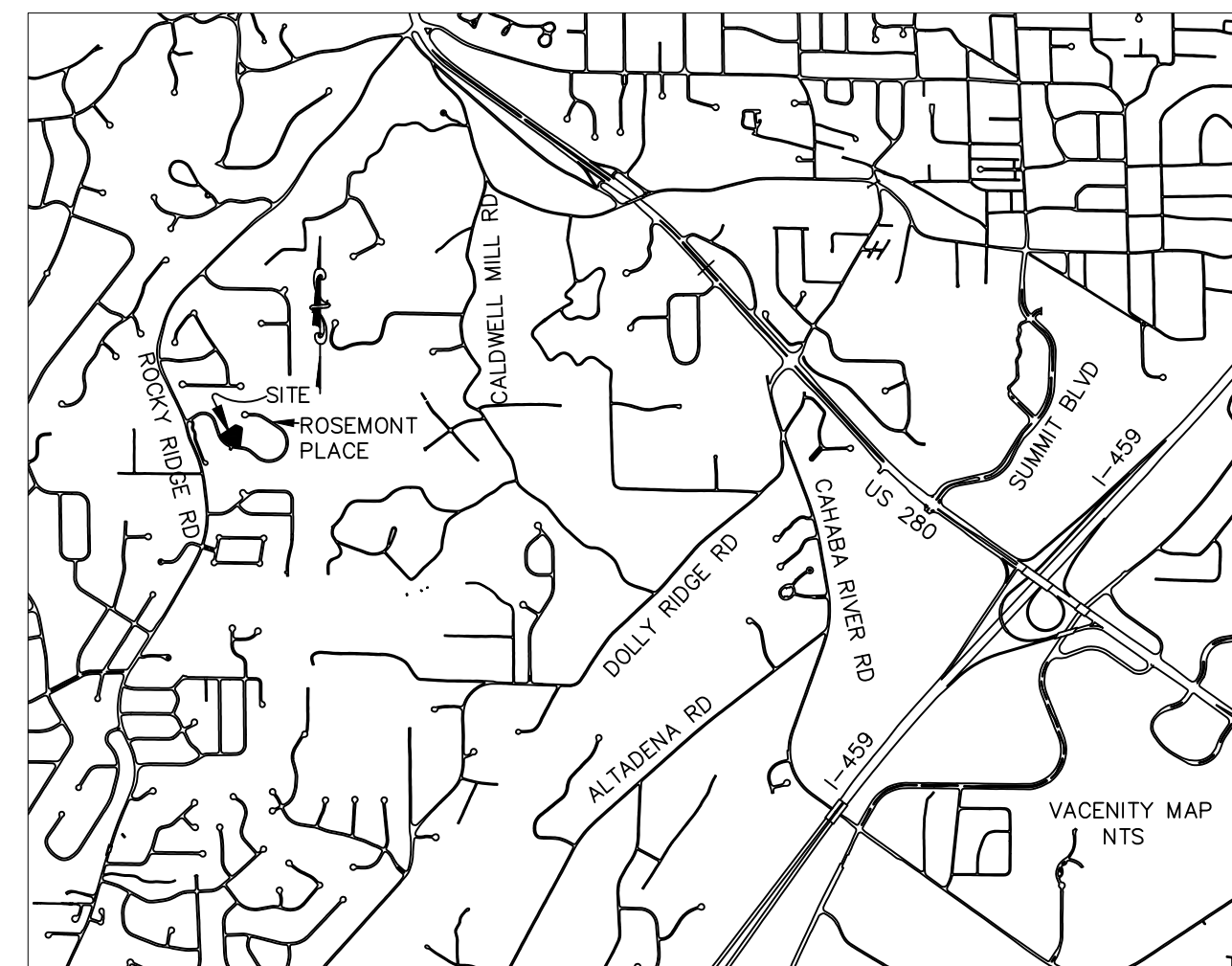
L=74°26'50\"/>

LOT 8



NOTES:

- Basis of bearing is Alabama State Plane West (NAD83).
- Surveyor, Engineer and City of Vestavia Hills are not responsible for providing building sites free of drainage problems.
- The City of Vestavia Hills, Alabama is not now nor in the future responsible for any maintenance outside the public Right-Of-Way.
- According to Graphic Plotting of FEMA Flood Panel 01073C00559H, effective date 9-3-2010, the lots on this plat are located in Zone X.
- All lots shown hereon are subject to a minimum fifteen foot (15') side yard building setback.
- The purpose of this resurvey is to provide an ingress, egress, and utility easement to Lot 8. This is an easement only and Lot 7 will retain ownership of the easement.



VICINITY MAP  
NTS

- LEGEND
- R = Range
  - T = Township
  - SEC = Section
  - ✱ = Cross found
  - = Iron found
  - = Property corner set
  - Δ = Stake set on Building Corner
  - Conc = Concrete
  - RCP = Reinforced Concrete Pipe
  - DIP = Ductile Iron Pipe
  - YI = Yard Inlet
  - HW = Headwall
  - MH = Manhole
  - SS = Sanitary Sewer
  - STS = Storm Sewer
  - PP = Power Pole
  - IPF = Iron Pin Found
  - IPS = Iron Pin Set
  - APPROX = APPROXIMATE
  - +— FENCE
  - CONCRETE
  - COVERED PORCH

REVISIONS

RES	RKC
DRAWN BY:	CHECKED BY:
PROJECT No.:	KESS0028
CAD FILE:	ROSEMONTLOT 7.dwg
SCALE:	1" = 20'

PROJECT: RESURVEY LOT 7 ROSEMONT AS RECORDED IN  
MB 199 PG 98 JEFFERSON COUNTY, ALABAMA

FINAL PLAT

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

**EDG**  
ENGINEERING DESIGN GROUP, LLC  
CIVIL ENGINEERING • LAND SURVEYING  
2005-403-9158

SHEET NO.  
**1 OF 1**

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

Date: **JUNE 9, 2016**

- **CASE:** P-0616-30
- **REQUESTED ACTION:** Final Plat Approval For Stewart Abel Living Trust Resurvey
- **ADDRESS/LOCATION:** 3119 & 3125 Sunview Dr.
- **APPLICANT/OWNER:** Stewart Abel
- **REPRESENTING AGENT:** Jerry South
- **GENERAL DISCUSSION:** Plat is amending lot lines to allow for development on Lot 1. An as-built survey is also included. The current structure on Lot 2 meets the setback requirements of the B-2 zoning.
- **CAHABA HEIGHTS COMMUNITY PLAN:** This request is consistent with the Plan for retail/mixed use.
- **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:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted



**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

**II. APPLICANT INFORMATION: (owner of property)**

NAME: STEWART ABEL

ADDRESS: 1893 LAKE MARKHAM PRESERVE TRAIL  
SANFORD, FL 32771

MAILING ADDRESS (if different from above) 117 BECKINGHAM LOOP  
CARY, NC 27519

PHONE NUMBER: Home 205.249.6265 Office N/A

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:  
JERRY SOUTH

**III. ACTION REQUESTED**

Final Plat Approval

Explain reason for the request: Adjust lot line to  
zoning set back for building.

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal description, etc.)**

3119 and 3125 Sunview Drive

Irregular  
Property size: 135 feet X 218 feet. Acres: 0.68 Acres

**VI. ZONING/REZONING:**

The above described property is presently zoned: B-2

2016 MAY 24 A 1:10 PM

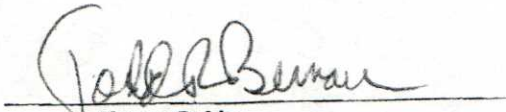
**VI. OWNER AFFIDAVIT:**

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

  
\_\_\_\_\_  
Owner Signature/Date

  
\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 19<sup>TH</sup> day of MAY, 2016.

  
\_\_\_\_\_  
Notary Public

My commission expires ~~05-25-2020~~ 25<sup>TH</sup>  
day of MAY, 2020.

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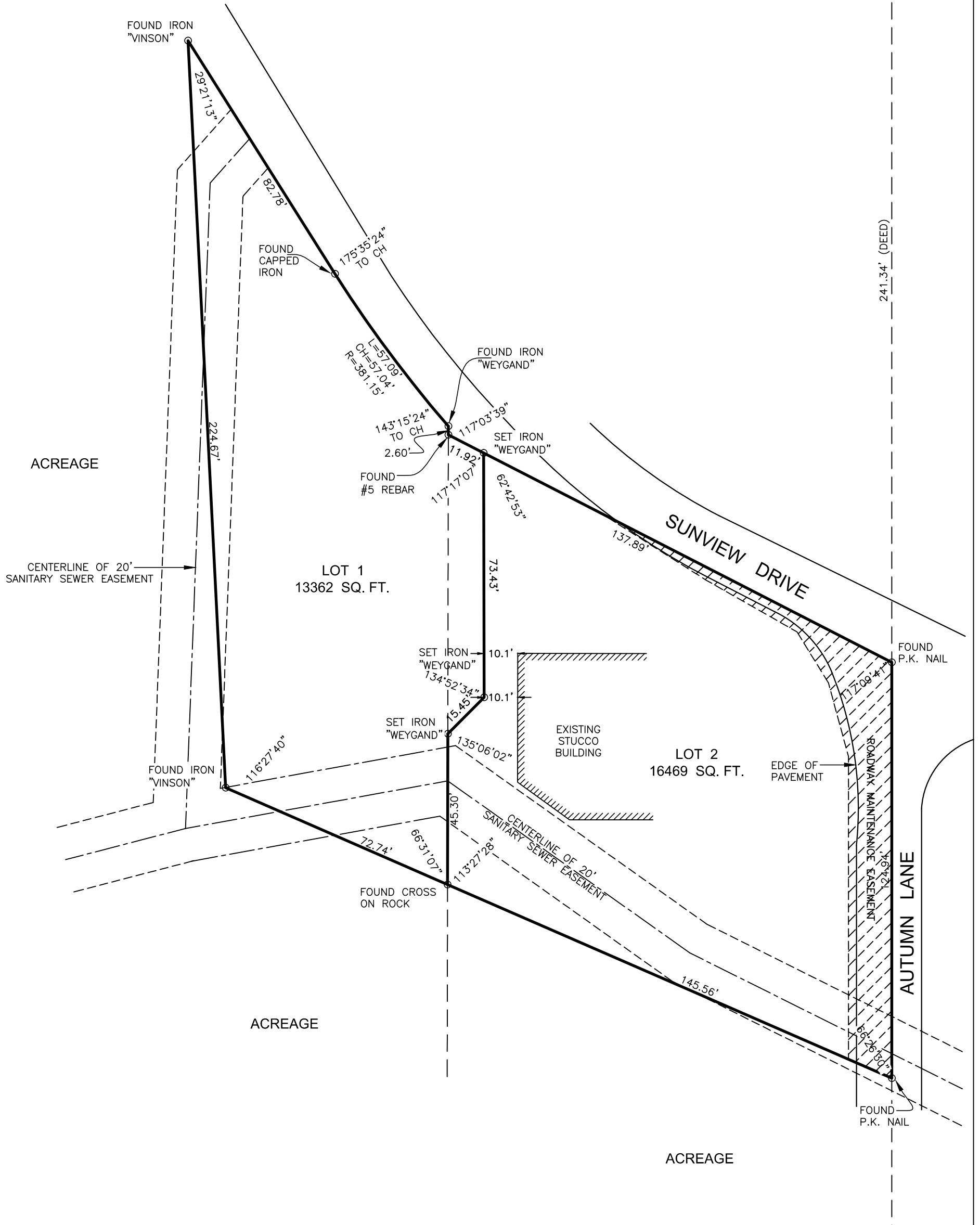


# STEWART ABEL LIVING TRUST RESURVEY

SITUATED IN THE SW ¼ OF THE SW ¼ OF THE SE ¼  
SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087

NE CORNER  
SW ¼, SW ¼, SE ¼  
SECTION 15, TOWNSHIP 18 SOUTH  
RANGE 2 WEST  
JEFFERSON COUNTY, ALABAMA





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

Date: **JUNE 9, 2016**

- **CASE:** P-0616-31
- **REQUESTED ACTION:** Steelemont Estates Subdivision Phase II
- **ADDRESS/LOCATION:** Jacobs Rd.
- **APPLICANT/OWNER:** Steelemont, LLC
- **REPRESENTING AGENT:** Gonzalez-Strength & Assoc.
- **GENERAL DISCUSSION:** Plat is following Ordinance 2593, rezoning property to R-9. Plat creates 27 lots, a common area, various utility/landscape easements, and dedicates Anna Steele Ln.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the 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:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

R-9

**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

**II. APPLICANT INFORMATION: (owner of property)**

NAME: ~~Steelmont LLC~~ STEELEMONT, LLC

ADDRESS: 3108 Blue Lake Drive, Suite 200

Birmingham AL 35243

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: Home \_\_\_\_\_ Office 205-942-2486

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Gonzalez-Strength

& Associates Inc. (Derck S. Meadows)

2016 MAY 25 P 8:56

**III. ACTION REQUESTED**

**Final Plat Approval**

Explain reason for the request: Resurveying three existing lots and four acreage parcels into a 27 lot subdivision for residential development.

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal description, etc.)**

Lots 1-3 Weaver's Addition to Jacobs Road, Parcel 29-00-36-2-002-022.000, 29-00-36-2-002-021.00,

29-00-36-2-002-020.000 and 29-00-36-2-002-013.000

Property size: 338 feet X 1131 feet. Acres: 8.36

**VI. ZONING/REZONING:**

The above described property is presently zoned: R-9

P0616-31//29-36-2-2-19-1  
2330, 2324, 2316, 2312, Lots 1-3  
Jacobs Rd.  
Final Map Approval  
Steelemont, LLC

**VI. OWNER AFFIDAVIT:**

R-9

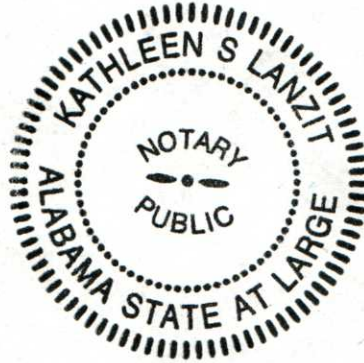
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

[Signature] 5-24-16  
Owner Signature/Date

[Signature] 5/24/16  
Representing Agent (if any)/date

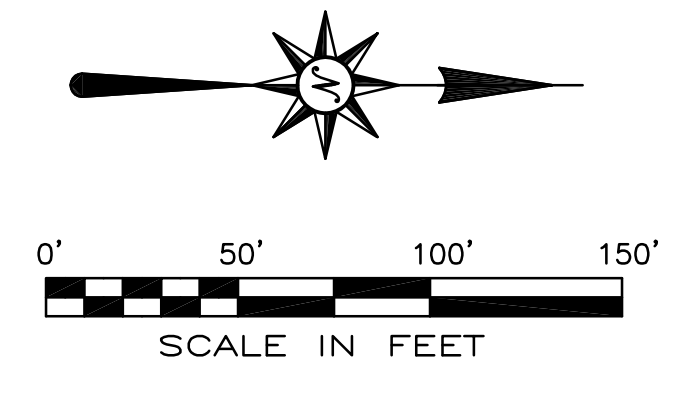
Given under my hand and seal  
this 24 day of May, 2016.

[Signature]  
Notary Public



My commission expires 14  
day of October, 2016.





STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Derek S. Meadows, a registered Professional Land Surveyor, and HCI Jacobs Road, LLC, an Alabama limited liability company, and Rena A. Henson, as owners, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said this plat or map were made at the instance of said Owners: City of Vestavia Hills, that this plat or map is a true and correct map of lands shown therein and known as STEELEMONT ESTATES SUBDIVISION PHASE II, VESTAVIA HILLS, AL., showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot, showing the streets, alleys, and public grounds: giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small, solid circles on said plat or map.

Derek S. Meadows, PLS  
Ala. Reg. No. 29996  
PROFESSIONAL  
LAND  
SURVEYOR  
Date: \_\_\_\_\_

Steelemont LLC  
Owner: Brooks Harris  
Date: \_\_\_\_\_

MORTGAGE COMPANY: USAmernbank  
Designated Officer: Daryl Spears  
Date: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County in said State, hereby certify that Brooks Harris, Owner of Steelemont LLC, an Alabama limited liability company, whose name is signed to the foregoing certificate as owners, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County in said State, hereby certify that Daryl Spears Designated Officer for USAmernbank, whose name is signed to the foregoing certificate as owners, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County in said State, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Surveyor, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
City Engineer /Date

APPROVED: \_\_\_\_\_  
Planning & Zoning Chairman /Date

APPROVED: \_\_\_\_\_  
City Planner /Date

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

Environmental Services Department Approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or any change in any right of way or easement boundaries after this date may void this approval.

Director Jefferson County Environmental Services

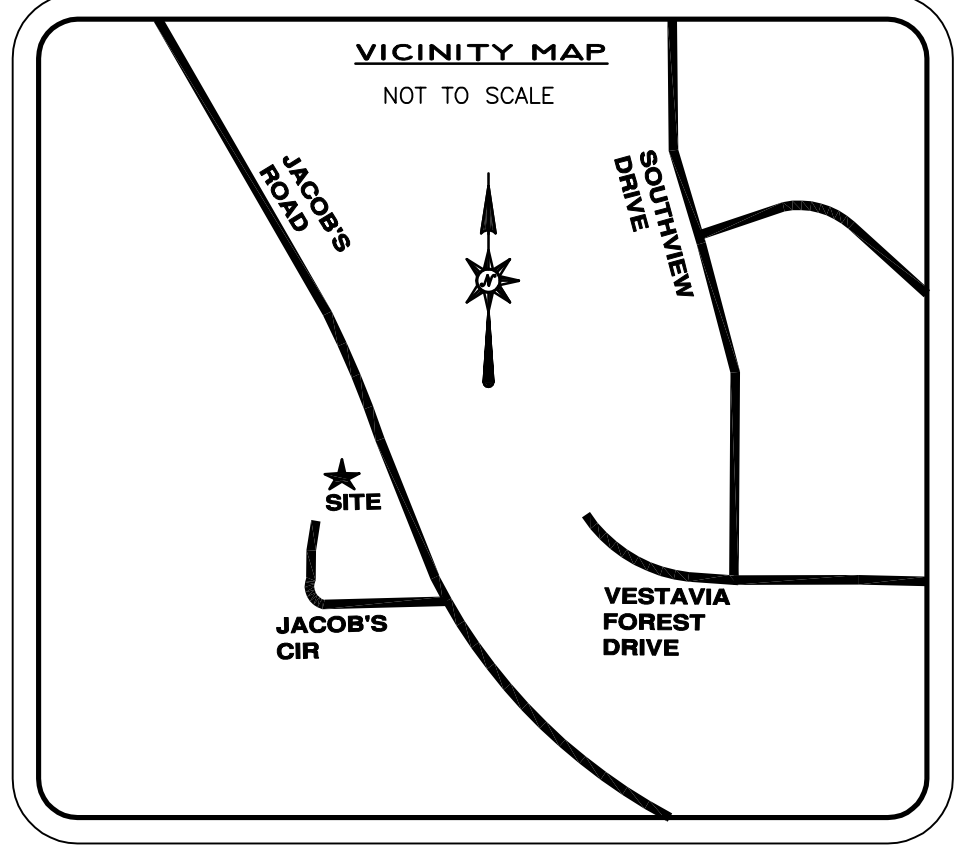
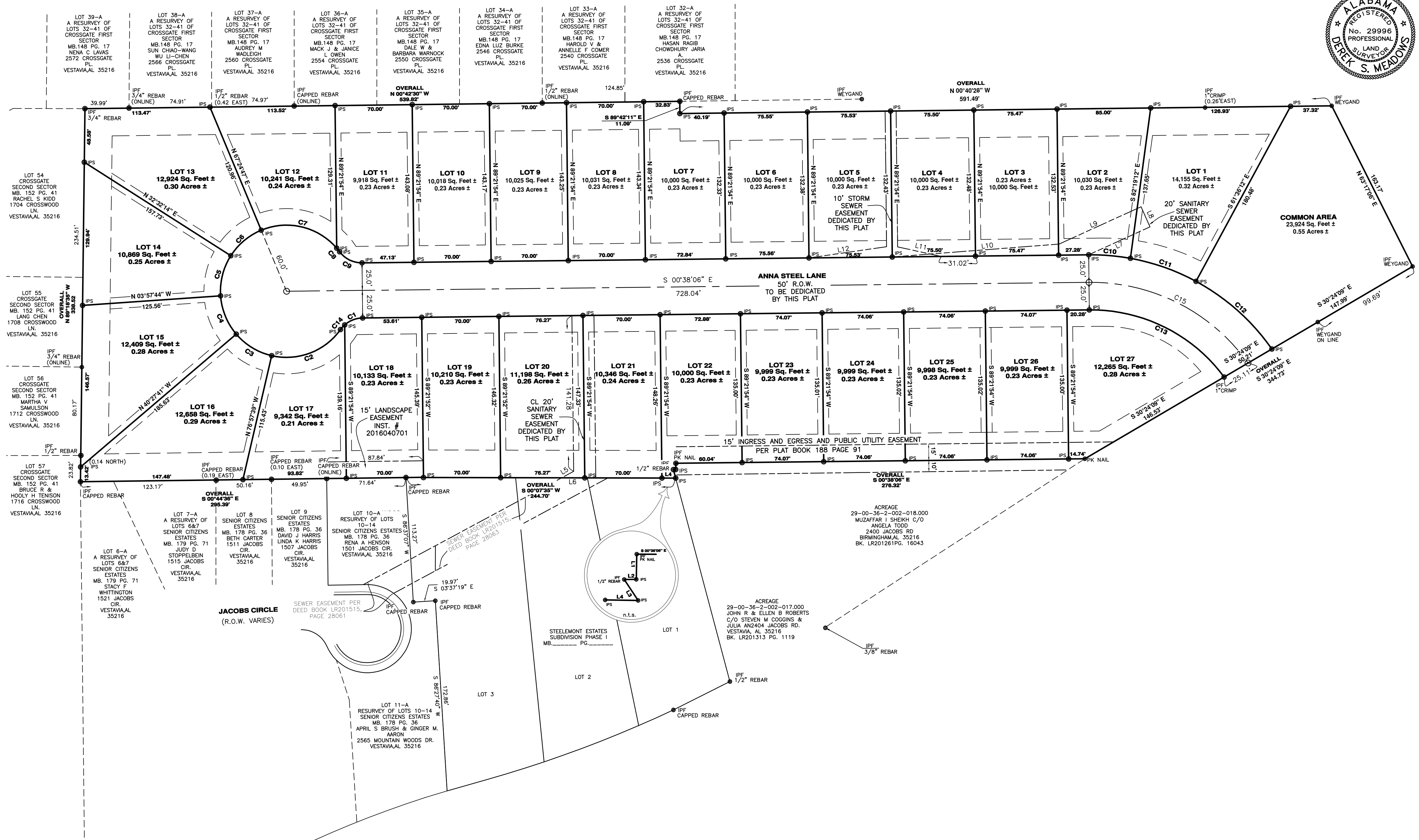
## STEELEMONT ESTATES SUBDIVISION PHASE II

BEING A RESURVEY LOTS 1-3 ACCORDING TO THE PLAT OF WEAVER'S ADDITION TO JACOBS ROAD AS RECORDED IN MAP BOOK 188, PAGE 91 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, ALONG WITH THREE ACREAGE PARCELS ALL BEING SITUATED IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 3 WEST JEFFERSON COUNTY, ALABAMA

Prepared by:

**ENGINEERING, LAND PLANNING, & SURVEYING**  
2176 PARKWAY LAKE DRIVE  
HOVER, ALABAMA 35244  
PHONE: (205) 942-2485  
FAX: (205) 942-3033  
Gonzalez-Strength.com

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**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°07'27" E	5.67
L2	S 01°18'49" E	2.07
L3	N 75°04'29" E	17.99
L4	S 00°07'35" W	12.50

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.87	25.00	40°57'40.78"	S 21°06'57" E	17.49
C2	70.83	60.00	67°38'32.65"	S 20°48'55" E	66.79
C3	38.22	60.00	36°29'57.48"	S 31°17'20" W	37.58
C4	38.22	60.00	36°29'57.73"	S 67°47'17" W	37.58
C5	38.22	60.00	36°29'57.75"	N 75°42'45" W	37.58
C6	36.52	60.00	34°52'32.49"	N 40°01'30" W	35.96
C7	75.20	60.00	71°48'36.82"	N 13°19'05" E	70.37
C8	4.30	60.00	4°08'35.54"	N 51°16'41" E	4.30
C9	23.55	25.00	53°58'03.60"	N 26°20'57" E	22.69
C10	38.04	200.00	10°53'56.10"	N 04°48'52" E	37.99
C11	63.30	200.00	18°07'57.97"	N 19°19'49" E	63.03
C12	93.12	200.00	26°40'40.26"	N 41°44'08" E	92.28
C13	141.89	150.00	54°11'48.90"	S 26°27'48" W	136.66
C14	5.68	25.00	13°00'24.46"	E 48°05'59" E	5.66
C15	166.16	175.00	35°03'42.19"	S 26°53'45" W	161.78

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

Date: **JUNE 9, 2016**

- **CASE: P-0616-27**
- **REQUESTED ACTION:** from Unzoned to Vestavia Hills B-2
- **ADDRESS/LOCATION:** 1280 Montgomery Hwy.
- **APPLICANT/OWNER:** City of Vestavia Hills
- **GENERAL DISCUSSION:** City is rezoning property as part of a purchase and sale agreement for a commercial center anchored by a Freddy's Frozen Custard and Steakburgers. The parcel the City is seeking to sell currently hosts the Public Works Facility, adjacent to Wald Park. The Public Works Facility would be relocated. Freddy's would have a drive-thru. Building would be over 10,000 sq. ft. and have 113 parking spaces, exceeding the amount required. Access would be granted from Waldrige Rd. A site plan and color rendering is attached.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is on the border of Recreation/Open Space and Village Center. Adjacent zonings include B-2 to the south and Institutional across the street. Wald Park remains unzoned.
- **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.



MO-May 20th  
For June 9th  
PTZ

P0616-27/03-31-2-2-1  
1280 Montgomery Hwy.  
Rezoning from Unzoned to VH B-2  
BAMA 3-RE, LLC  
Unzoned

**RESOLUTION NUMBER 4826**

**A RESOLUTION INITIATING THE REZONING OF 1280 MONTGOMERY HIGHWAY FROM UNZONED TO VESTAVIA HILLS B-2 (BUSINESS DISTRICT)**

**WHEREAS**, on April 12, 2016, the Mayor and City Manager executed and delivered an agreement with BAMA 3-RE, LLC to sell a tract of land of approximately 2.34 acres, more or less, located at 1280 Montgomery Highway (hereinafter referred to as "Property") a copy of which is marked as "Exhibit B" attached to and incorporated into this Resolution Number 4826 as though written fully therein; and

**WHEREAS**, a condition of the agreement was that the City would file a petition requesting the rezoning of said property from its current unknown zoning classification to VH B-2 with restrictions for the construction of a small business district; and

**WHEREAS**, the Mayor and City Council feel it is in the best public interest to initiate the request to rezone the property located at 1280 Montgomery Highway from the current unknown zoning classification to Vestavia Hills B-2 (business district) substantially as depicted in the site drawing marked as "Exhibit A" attached to and incorporated into this Resolution Number 4826; and

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

1. The City Clerk is hereby authorized to file this Resolution Number 4826 to rezone the Property from Unknown to Vestavia Hills B-2 (business district) with restrictions; and
2. This Resolution Number 4826 shall become effective immediately upon adoption and approval.

**ADOPTED and APPROVED** this the 25<sup>th</sup> day of April, 2016.

  
Alberto C. Zaragoza, Jr.  
Mayor

**ATTESTED BY:**

**Rebecca Leavings  
City Clerk**

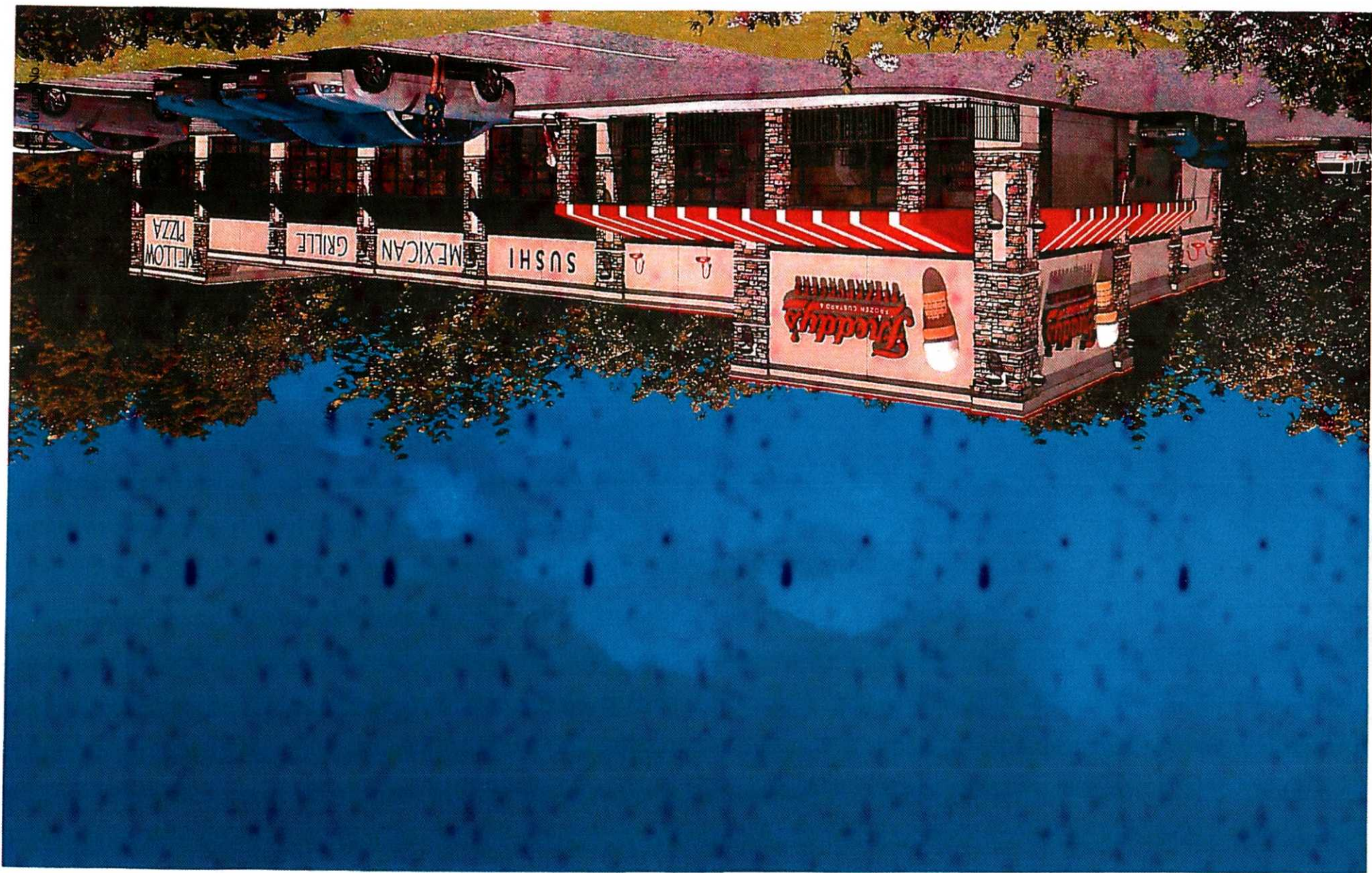




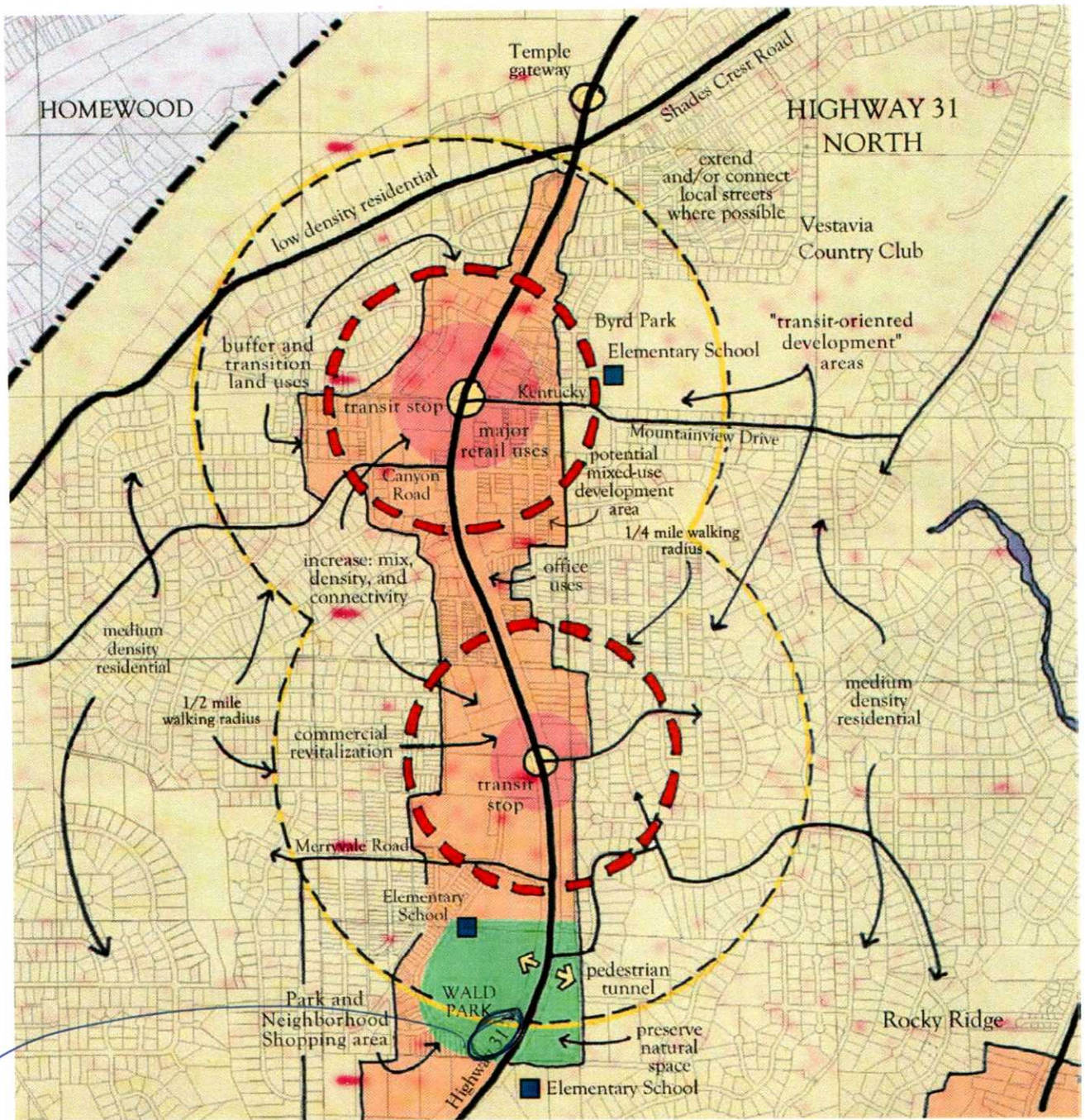








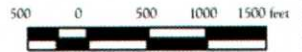




Subject Property

Figure 17: Highway 31 North 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 administrated by the Vestavia Hills School System.







Wendy Appling Department of GIS City of

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

Date: **JUNE 9, 2016**

- **CASE:** P-0616-28
- **REQUESTED ACTION:** Conditional Use Approval for a Fleet Operations Facility
- **ADDRESS/LOCATION:** 4750 Sicard Hollow Rd.
- **APPLICANT/OWNER:** City of Vestavia Hills
- **GENERAL DISCUSSION:** The City is looking to expand the current Public Works facility at Liberty Park. Currently, the facility is used to maintain park equipment. The City would expand the facility to include 3 drive-thru bays for vehicle maintenance fleet operations offices. Facility would be fenced and gated, with landscape buffering outside of the fencing.  
As part of the proposal the City would realign the park access road, eliminating the curve. The City has also proposed integrating the pedestrian tunnel and a multi-purpose path. A site plan is attached.  
As required by the Liberty Park PUD, approval of a Conditional Use permit is required for the facility. The property is zoned PR-1.
- **LIBERTY PARK MASTER PLAN:** This request is consistent with the procedures of the Liberty Park PUD.
- **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:** I recommend the Commission recommend approval with the conditions requested by Liberty Park.
  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.



**RESOLUTION NUMBER 4827**

**A RESOLUTION INITIATING A REQUEST FOR CONDITIONAL USE APPROVAL FOR HEAVY MECHANICAL FOR A PORTION OF LOT 1, VESTAVIA HILLS SPORTS PARK FOR CONSTRUCTION OF A CITY FLEET OPERATIONS FACILITY**

**WHEREAS**, Lot 1 Vestavia Sports Park is located within the Liberty Park P.U.D. in an area designated as PR-1 for recreational park use; and

**WHEREAS**, a portion of Lot 1, Vestavia Sports Park is located adjacent to Sicard Hollow Road and is currently utilized as a park maintenance facility; a diagram of said location is detailed on a map marked as "Exhibit A" which is attached to and incorporated into this Resolution Number 4827 as though written fully therein; and

**WHEREAS**, the City of Vestavia Hills desires to construct a new Fleet Operations Facility for the maintenance and repair of all City vehicles on the above-described portion of Lot 1, Vestavia Sports Park ("the Subject Property"); and

**WHEREAS**, said use for a Fleet Operations Facility on this property requires the approval of a Conditional Use pursuant to the zoning of the Liberty Park P.U.D.

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

1. The City of Vestavia Hills shall request a conditional use approval for "major mechanical" for the property detailed in the attached Exhibit and referred to as "the Subject Property"; and
2. The City Clerk shall file this Resolution Number 4827 to serve as a petition with the City Planner in order to begin said process to request a Conditional Use approval; and
3. This Resolution Number 4827 shall become effective immediately upon adoption and approval.

**ADOPTED and APPROVED** this the 25<sup>th</sup> day of April, 2016.

  
Alberto C. Zaragoza, Jr.  
Mayor

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rebecca Leavings".

Rebecca Leavings  
City Clerk



PROPOSED MULTI-USE PATH

PROPOSED PEDESTRIAN TUNNEL

PARK ENTRANCE

FLEET OPERATIONS  
ENTRANCE  
(GATED)

SICARD HOLLOW RD

ONE WAY

1  
2  
3

FENCING  
W/ SCREEN

DUMPSTER PAD

ONSITE  
STORM WATER  
DETENTION AREA

PARK ACCESS RD.

EXISTING PARKING  
LOT

FLEET OPERATIONS  
FACILITY 80'X80'  
(3 BAYS -18'X80')

PROPOSED  
PROPERTY LINE

PROPOSED MULTI-USE PATH



NOTE: ALL PARCELS ARE OWNED  
BY CITY OF VESTAVIA HILLS.



VESTAVIA  
HILLS

FLEET OPERATIONS  
FACILITY  
SICARD HOLLOW ROAD SITE



PREPARED BY:  
VOLKERT

05-20-2016